

PROPERTY FEATURES

- DIVERSIFIED TENANT MIX
- RESIDENTIAL & COMMERCIAL
- STRONG IN-PLACE INCOME
- IDEAL FOR 1031 EXCHANGE OR PORTFOLIO EXPANSION

MIXED USE PROPERTY

FOR SALE

CALL US

217-786-8183



CONFIDENTIAL FINANCIAL INFORMATION – PROVIDED FOR BUYER REVIEW ONLY

PROPERTY OVERVIEW

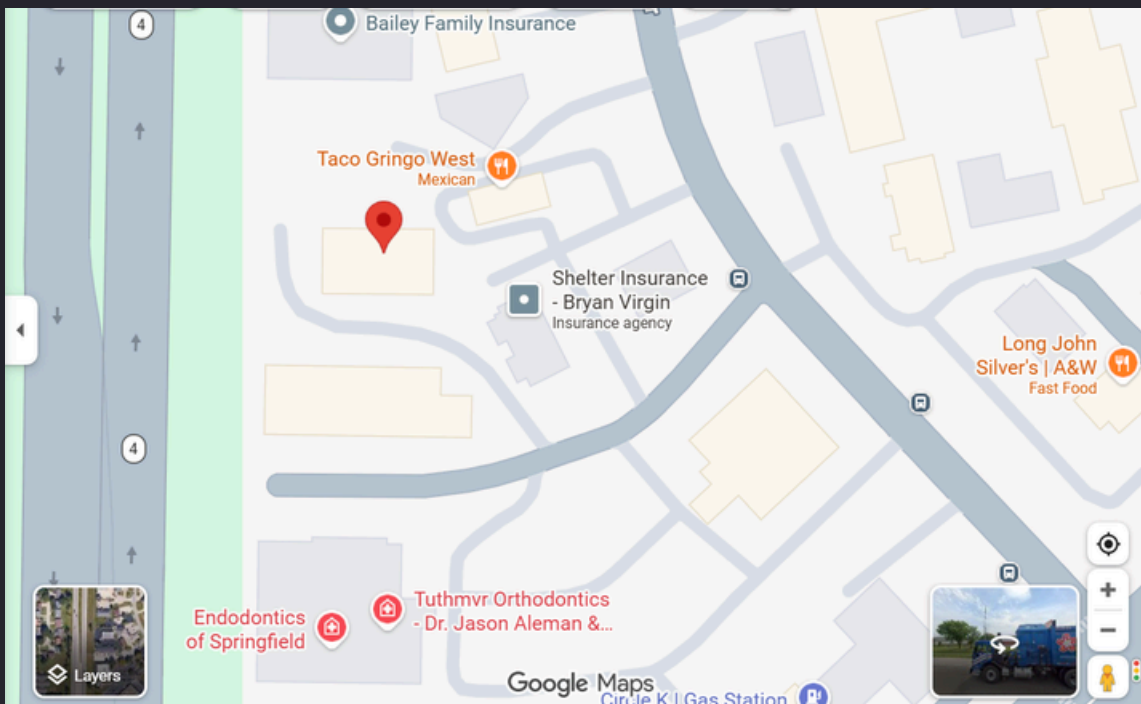
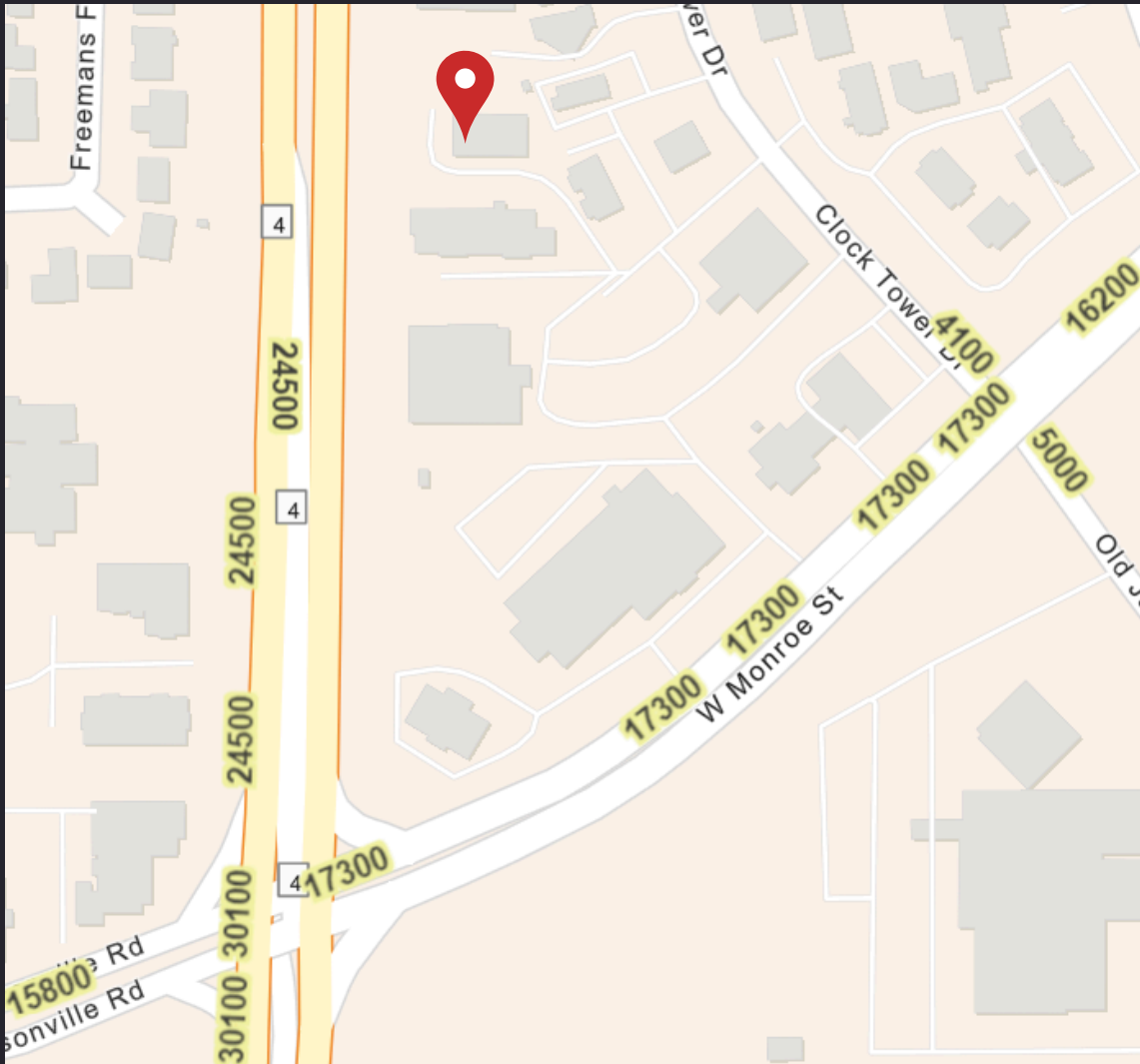
**11-Unit Mixed-Use | 9-10% Cap | High-Income Asset
Stabilized Diversified Income**

**Exceptional mixed-use investment opportunity in
Springfield featuring 11 income-producing units.**

- 5 commercial units (each with private bathroom)**
- 6 residential apartments (1 bed / 1 bath, W/D in each unit)**
- 8,500 total SF**
- 100% Occupancy**
- Annual Gross Income: \$120,720**
- NOI: \$83,940**
- Cap Rate: 9.87%**

**Purchase Price:
\$850,000**

AVERAGE DAILY TRAFFIC



RENT ROLL

Unit	Rent	Tenant	Tenant since	Lease Exp
985-991 Clocktower Dr				
2nd level (Residential)				
991 Apt A	\$845	M.D.	12/2024	MTM
991 Apt B	\$775	F.N.	6/2023	MTM
991 Apt C	\$770	M.W.	3/2021	MTM
991 Apt D	\$950	S.S.	12/2025	11/30/26
991 Apt E	\$875	E.S.	1/2025	MTM
991 Apt F	\$750	K.C.	4/2022	MTM
Main Level (Commercial)				
985 A	\$1,310	SALON	5/2020	MTM
985 B	\$950	SALON	5/2026	4/30/28
987 A	\$800	SALON	1/2015	MTM
987 B	\$1,050	SALON	3/2026	2/28/27
989	\$985	TATTOO SHOP	2/2019	MTM
Total	\$10,060			

EXPENSE SUMMARY

	Monthly	Annual
Income		
Rent	\$10,060	\$120,720
Expenses		
Property Taxes	\$1,486	\$17,832
Insurance	\$239	\$2,868
Electric	\$450	\$5,400
Water	\$495	\$5,940
Gas	\$125	\$1,500
Garbage	\$200	\$2,400
Lawn	\$45	\$540
Snow	\$25	\$300
Total Expenses		
	\$3,065	\$36,780
NOI		
	\$6,995	\$83,940
Cap Rate		
	9.80%	
Property Value		
	\$856,531	

SAMPLE FINANCING SUMMARY #1

PURCHASE PRICE: \$850,000

20% DOWN PAYMENT: \$170,000

LOAN AMOUNT: \$680,000

INTEREST RATE: 6%

AMORTIZATION TERM: 20 YEARS

MONTHLY LOAN PAYMENT: \$4,871

ANNUAL DEBT: \$58,452

DSCR: 1.44

MONTHLY CASH FLOW: \$2,124

YEAR 1 CASH ON CASH RETURN: 15%

**FINANCING SCENARIO PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.
BUYER TO VERIFY ALL FINANCING TERMS INDEPENDENTLY.**

SAMPLE FINANCING SUMMARY #2

PURCHASE PRICE: \$850,000

20% DOWN PAYMENT: \$170,000

LOAN AMOUNT: \$680,000

INTEREST RATE: 6%

AMORTIZATION TERM: 30 YEARS

MONTHLY LOAN PAYMENT: \$4,076

ANNUAL DEBT: \$48,912

DSCR: 1.70

MONTHLY CASH FLOW: \$2,919

YEAR 1 CASH ON CASH RETURN: 20%

**FINANCING SCENARIO PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.
BUYER TO VERIFY ALL FINANCING TERMS INDEPENDENTLY.**