

CHARLESTON COURIER BUILDING

307 6th | Charleston, IL
OFFERING MEMORANDUM



Charleston Courier Building

CONTENTS

- 01 Executive Summary**
 - Investment Summary
- 02 Location**
 - Location Summary
 - Local Map
 - Regional Map
 - Aerial Map
 - Major Employers Map
 - Drive Times
 - Drive Times (Heat Map)
- 03 Property Description**
 - Property Features
- 04 Demographics**
 - General Demographics
 - Race Demographics
- 05 Company Profile**
 - Advisor Profile
- 06 Additional Information**
 - EIU Fact Sheet

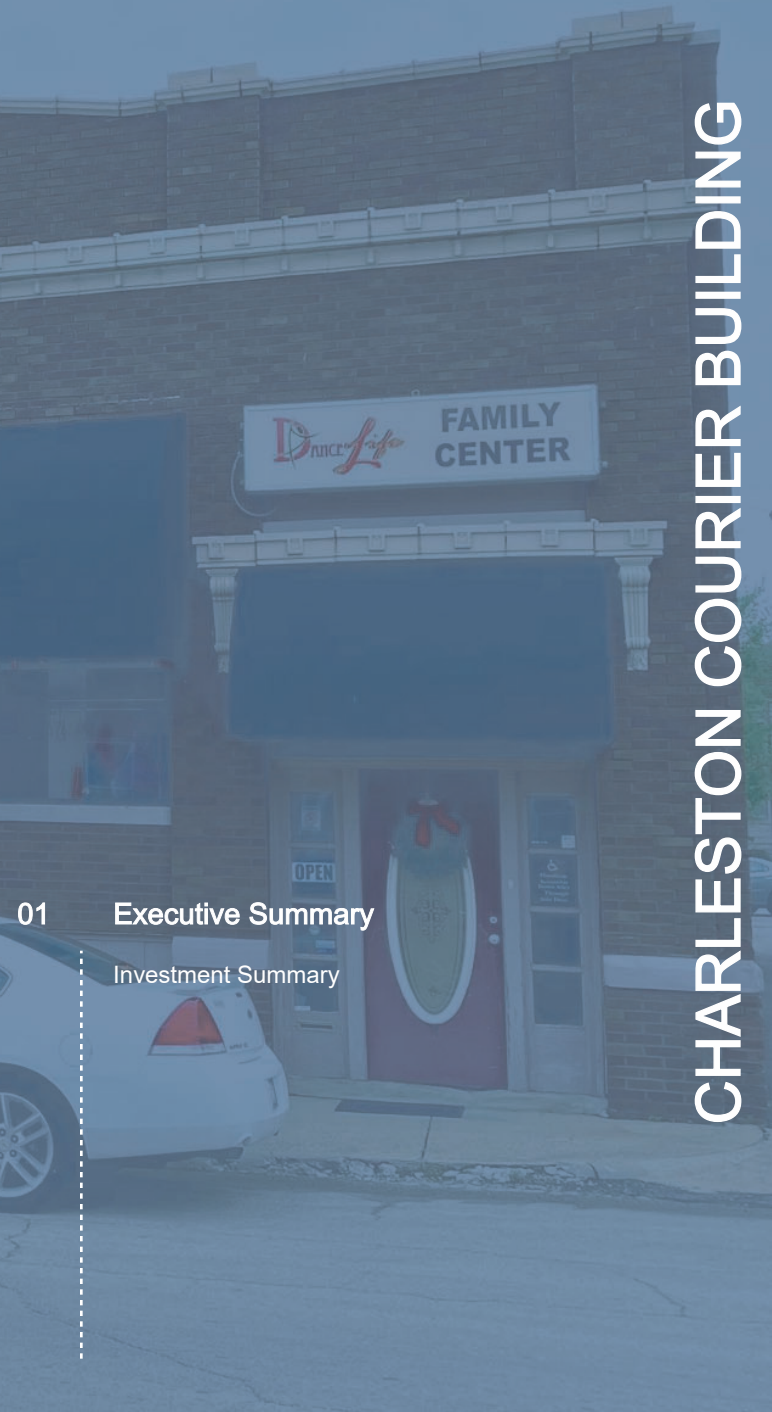
Exclusively Marketed by:



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01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	307 6th Charleston IL 61920
COUNTY	Coles
MARKET	Charleston–Mattoon Micropolitan Statistical Area
BUILDING SF	6,300 SF
LAND ACRES	0.19
LAND SF	8,276 SF
YEAR BUILT	1910
YEAR RENOVATED	ongoing
APN	02-1-03036-000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$99,000
PRICE PSF	\$15.71
OCCUPANCY	100%
NOI (CURRENT)	\$14,108
NOI (Pro Forma)	\$17,612
CAP RATE (CURRENT)	14.25%
CAP RATE (PRO FORMA)	17.79%

DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
2025 Population	19,018	27,844	49,934
2025 Median HH Income	\$54,698	\$60,176	\$60,301
2025 Average HH Income	\$78,007	\$82,829	\$79,801



The Charleston Courier (Property Overview)

- 307 6th Street is a well-maintained historic commercial building located in the heart of downtown Charleston, Illinois. Steeped in local heritage, this property served as the longtime home of The Charleston Courier for nearly a century, making it one of the community's most recognizable and cherished commercial landmarks. Despite its age, the building has been thoughtfully maintained and updated over the years, preserving its historic charm while offering functionality suited for modern commercial use. Over the past decade, the building has successfully operated as both a Tae-Kwon-Do studio and, more recently, a thriving dance studio, further demonstrating the versatility and appeal of its layout and location.

The Charleston Courier (Location)

- Situated within Charleston's active downtown business district, 307 6th Street benefits from excellent visibility, walkability, and proximity to a variety of local amenities. The surrounding area features a vibrant mix of retail shops, restaurants, service providers, and professional offices, drawing consistent foot traffic from residents, visitors, and Eastern Illinois University students alike. The charm of the historic downtown streetscape enhances the appeal of this property, making it an ideal location for businesses seeking character, visibility, and accessibility.

The Charleston Courier (Building Layout)

- The building is approximately 6,300 square feet and is divided into two primary sections: a large front retail/office area and a rear warehouse/garage space. The front section comprises roughly 4,900 square feet and features an open, flexible layout suitable for a wide range of commercial uses including retail, boutique fitness, specialty studios, professional offices, or creative workspaces. This portion of the building also includes a full basement, which provides valuable additional storage capacity or potential space for expanded programming or activity areas.
- The rear portion of the building contains approximately 1,425 square feet of warehouse/garage space. This area features 14-foot ceilings and an overhead door measuring roughly 9 feet by 13.5 feet, offering convenient access and utility for inventory storage, workshop use, or support for a retail or service-based business. The combination of storefront retail space with functional warehouse capabilities is exceptionally rare for downtown Charleston and adds unique value to the asset.

The Charleston Courier (Mechanical Systems)

- 307 6th Street offers substantial power capacity, including 400 AMP / 480-volt service, with the warehouse portion also equipped with three-phase 208-volt power. The building includes two air-conditioning units on the rubber flat roof, as well as a third ceiling-mounted AC unit in the front area. The basement houses two heaters and a sump pump. Recent updates include new awnings, an improved façade, and tuckpointing, all of which enhance curb appeal and structural integrity. The front section of the building also offers two women's restrooms and one men's restroom, supporting a wide range of commercial or public-facing uses.

The Charleston Courier (Retail Potential)

- The combination of historic character, flexible floorplan, modern utilities, and an outstanding downtown location makes this property a highly desirable opportunity. Its long track record of successful use as a fitness and activity-based business demonstrates its functional layout, but the building is equally well suited for traditional retail, professional offices, specialty shops, studio uses, or even mixed commercial concepts. Businesses seeking iconic architecture, ample space, and strong visibility will find 307 6th Street uniquely positioned to meet a wide variety of operational needs.

02

Location

Location Summary

Local Map

Regional Map

Aerial Map

Major Employers Map

Drive Times

Drive Times (Heat Map)

Charleston, IL

- Charleston is the county seat of, Coles County, Illinois. The population was 17,286, as of the 2020 census. The city is home to Eastern Illinois University and has close ties with its neighbor, Mattoon. Both are principal cities of the Charleston–Mattoon Micropolitan Statistical Area.

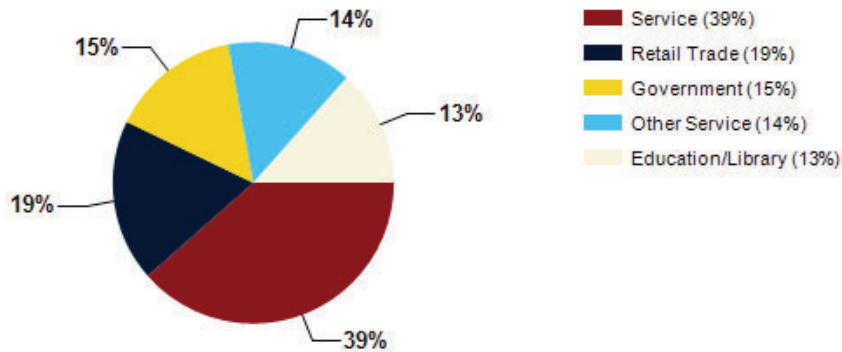
Eastern Illinois University

- Eastern Illinois University was founded in 1895. There are currently 7,415 students enrolled in 51 undergraduate degree programs, 32 graduate degree programs, and 10 post-baccalaureate certificate programs.

Coles County, IL

- Coles County is a county in Illinois. As of the 2020 census, the population was 46,863. Its county seat is Charleston, which is also the home of Eastern Illinois University. Coles County is part of the Charleston-Mattoon, IL Micropolitan Statistical Area.

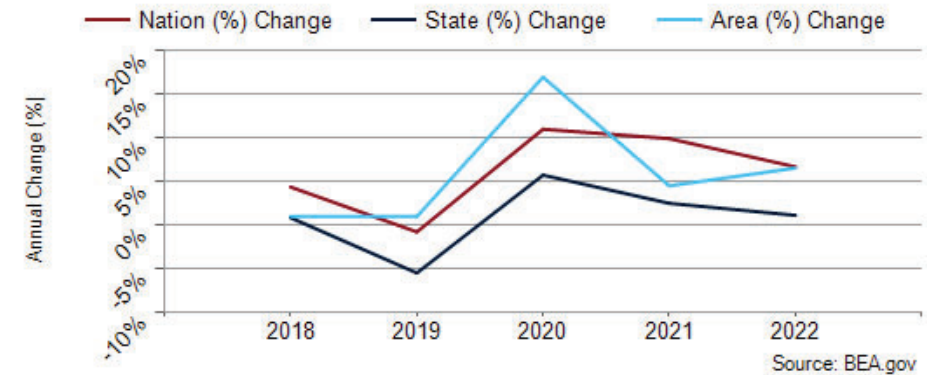
Major Industries by Employee Count



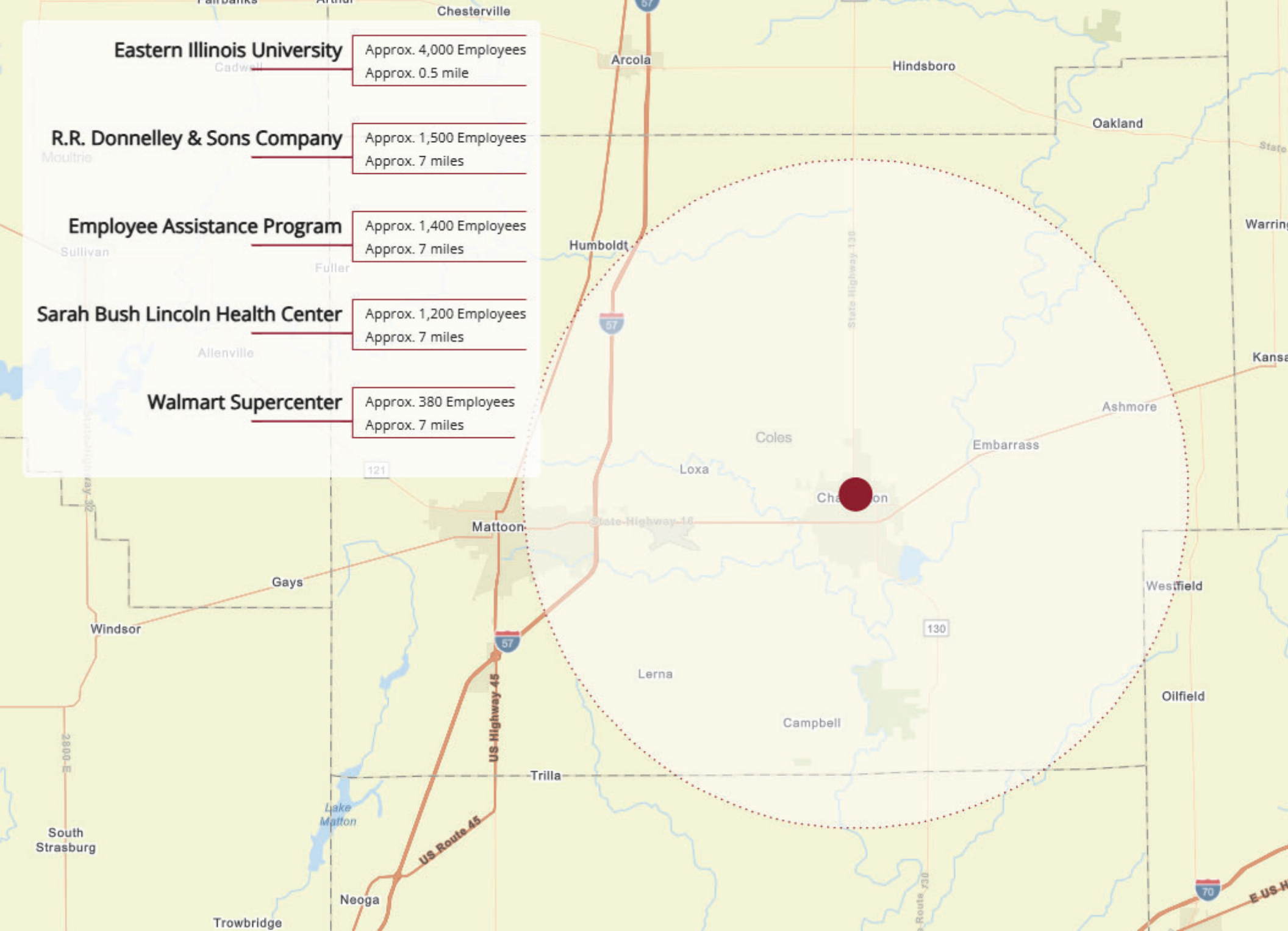
Largest Employers

Eastern Illinois University	4,000
R.R. Donnelley & Sons Company	1,500
Employee Assistance Program	1,400
Sarah Bush Lincoln Health Center	1,200
Walmart Supercenter	380
Consolidated Communications	300
GE Lighting	300
Lender's Bagel Bakery	300

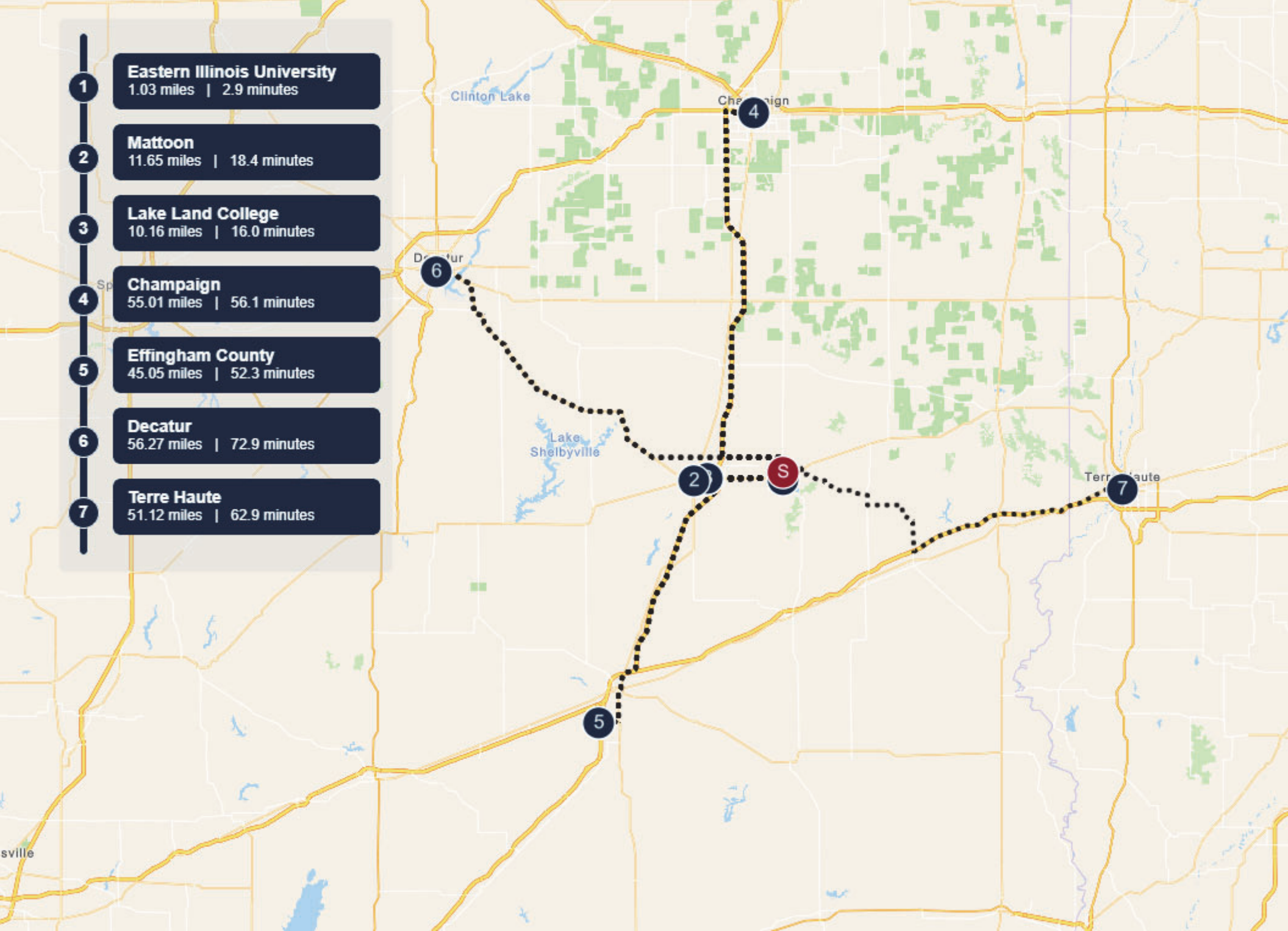
Coles County GDP Trend

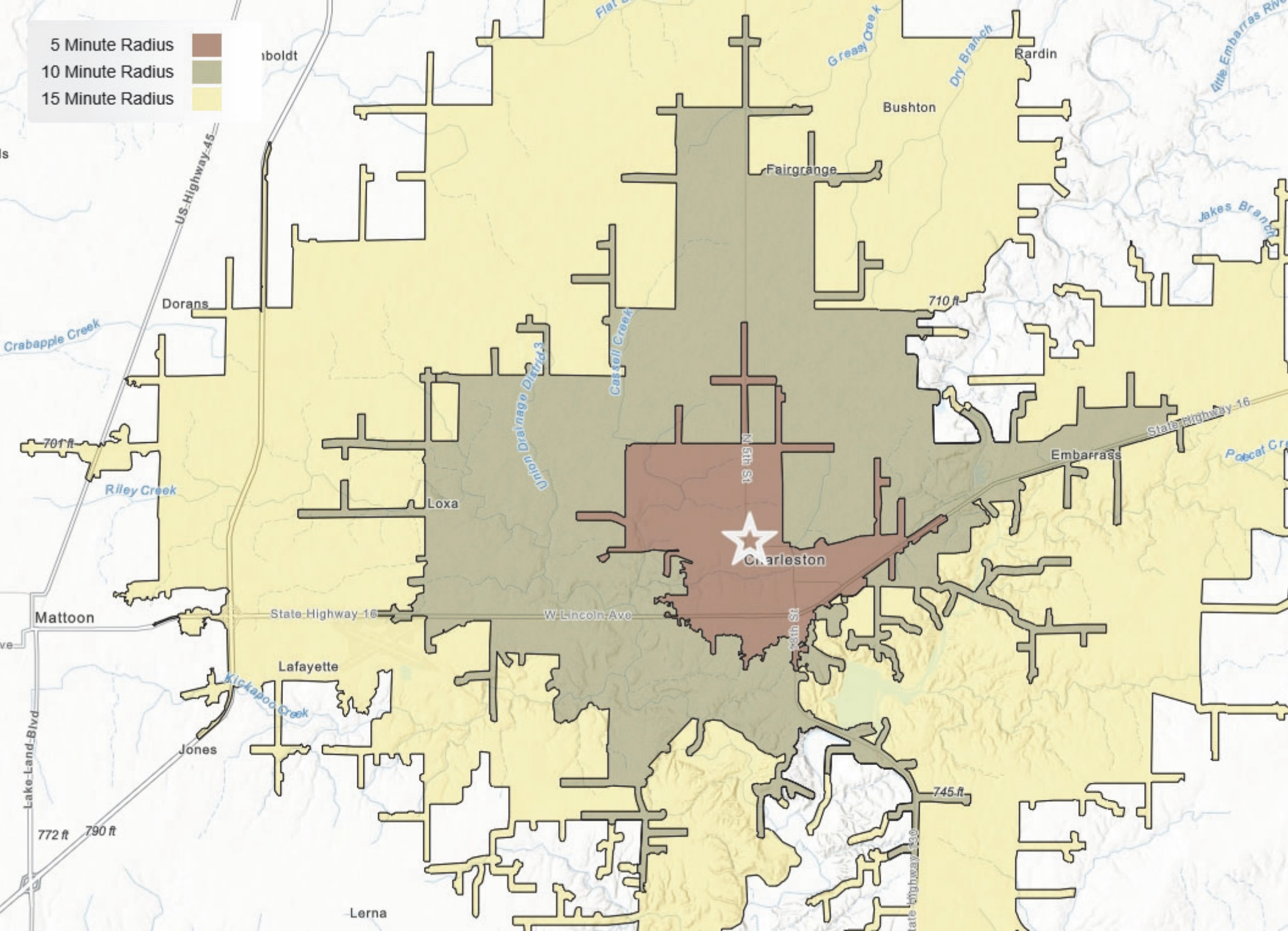






- 1 **Eastern Illinois University**
1.03 miles | 2.9 minutes
- 2 **Mattoon**
11.65 miles | 18.4 minutes
- 3 **Lake Land College**
10.16 miles | 16.0 minutes
- 4 **Champaign**
55.01 miles | 56.1 minutes
- 5 **Effingham County**
45.05 miles | 52.3 minutes
- 6 **Decatur**
56.27 miles | 72.9 minutes
- 7 **Terre Haute**
51.12 miles | 62.9 minutes







03

Property Description

Property Features

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	6,300
LAND SF	8,276
LAND ACRES	0.19
YEAR BUILT	1910
YEAR RENOVATED	ongoing
# OF PARCELS	1
BUILDING CLASS	C
TOPOGRAPHY	Flat
LOCATION CLASS	B-
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	68x87x10x58x58x125
NUMBER OF PARKING SPACES	0
STREET FRONTAGE	6th Street

NEIGHBORING PROPERTIES

NORTH	Residential
SOUTH	Automobile Repair
WEST	Pet Store

MECHANICAL

HVAC	3 AC, 2 Heaters
FIRE SPRINKLERS	no
ELECTRICAL / POWER	400 amp/480 Volt

CONSTRUCTION

FOUNDATION	Brick
EXTERIOR	Brick
ROOF	Rubber
LANDSCAPING	n/a

TENANT INFORMATION

MAJOR TENANT/S	Vacant
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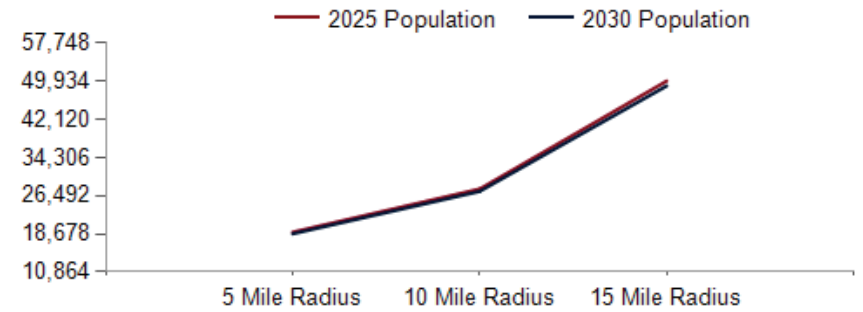
04

Demographics

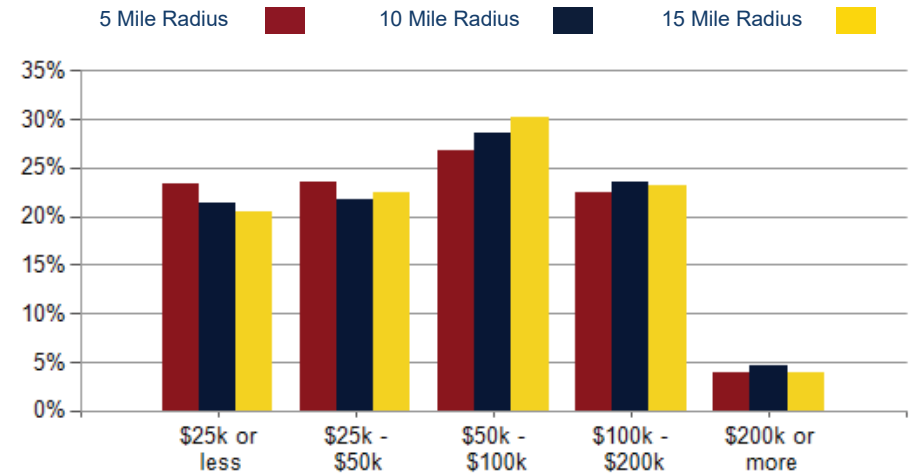
- General Demographics
- Race Demographics

POPULATION	5 MILE	10 MILE	15 MILE
2000 Population	23,557	33,497	59,016
2010 Population	24,534	34,540	59,441
2025 Population	19,018	27,844	49,934
2030 Population	18,678	27,362	48,932
2025 African American	1,542	1,701	2,193
2025 American Indian	57	75	140
2025 Asian	448	518	635
2025 Hispanic	1,109	1,312	2,765
2025 Other Race	717	769	1,438
2025 White	15,196	23,332	42,788
2025 Multiracial	1,033	1,424	2,712

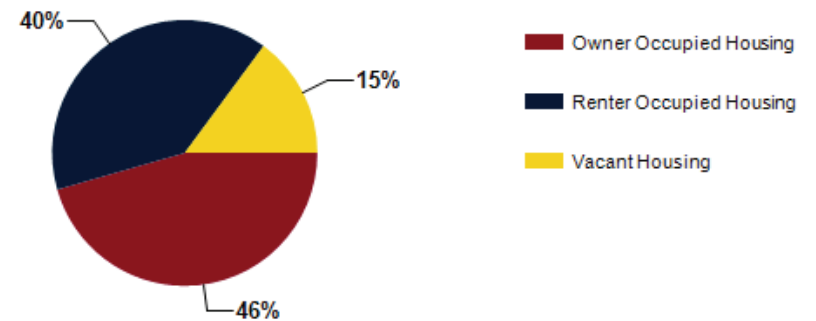
2025 HOUSEHOLD INCOME	5 MILE	10 MILE	15 MILE
less than \$15,000	1,200	1,662	2,677
\$15,000-\$24,999	694	951	1,819
\$25,000-\$34,999	788	1,086	1,919
\$35,000-\$49,999	1,118	1,578	3,021
\$50,000-\$74,999	1,276	2,050	3,753
\$75,000-\$99,999	888	1,444	2,885
\$100,000-\$149,999	1,121	1,870	3,393
\$150,000-\$199,999	703	1,012	1,705
\$200,000 or greater	321	570	874
Median HH Income	\$54,698	\$60,176	\$60,301
Average HH Income	\$78,007	\$82,829	\$79,801



2025 Household Income



2025 Own vs. Rent - 5 Mile Radius

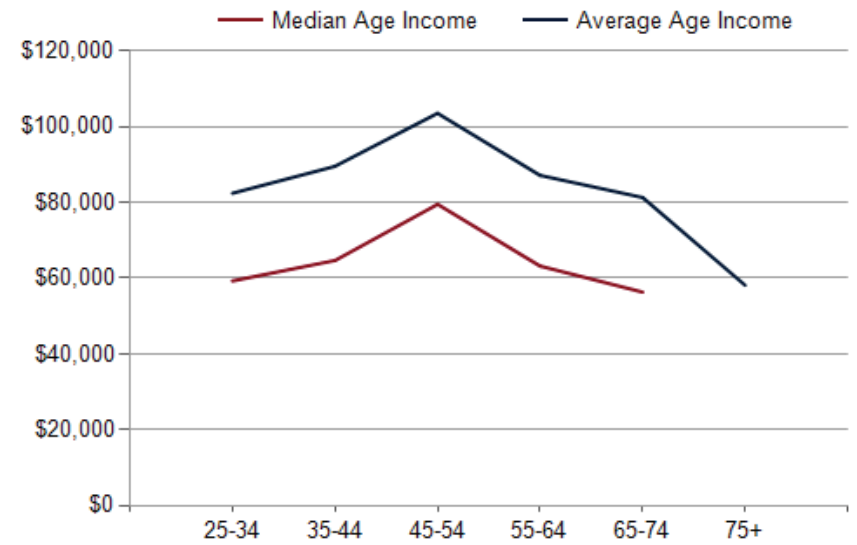
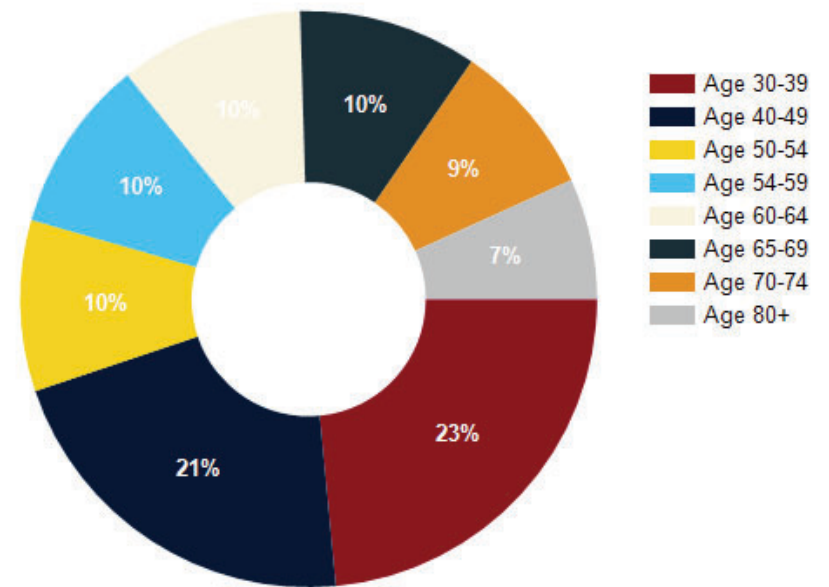


Source: esri

2025 POPULATION BY AGE	5 MILE	10 MILE	15 MILE
2025 Population Age 30-34	1,170	1,632	2,965
2025 Population Age 35-39	1,051	1,529	2,887
2025 Population Age 40-44	1,119	1,638	3,040
2025 Population Age 45-49	899	1,428	2,784
2025 Population Age 50-54	908	1,431	2,760
2025 Population Age 55-59	922	1,467	2,683
2025 Population Age 60-64	977	1,617	3,098
2025 Population Age 65-69	950	1,733	3,284
2025 Population Age 70-74	817	1,429	2,669
2025 Population Age 75-79	642	1,094	1,961
2025 Population Age 80-84	439	757	1,378
2025 Population Age 85+	462	788	1,349
2025 Population Age 18+	15,848	23,065	40,562
2025 Median Age	34	38	40
2030 Median Age	35	39	41

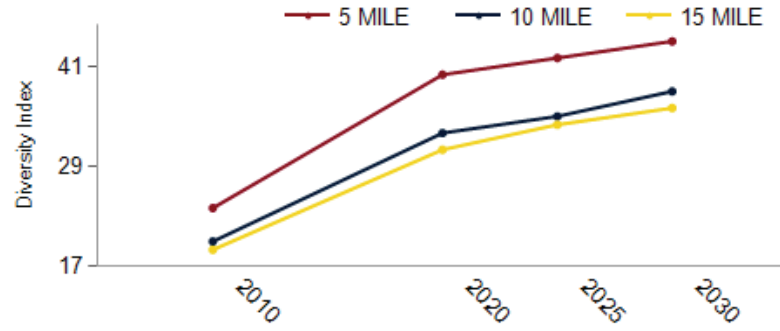
2025 INCOME BY AGE	5 MILE	10 MILE	15 MILE
Median Household Income 25-34	\$59,264	\$63,220	\$64,362
Average Household Income 25-34	\$82,419	\$85,511	\$84,563
Median Household Income 35-44	\$64,659	\$71,851	\$74,912
Average Household Income 35-44	\$89,545	\$97,967	\$95,135
Median Household Income 45-54	\$79,499	\$82,627	\$79,573
Average Household Income 45-54	\$103,539	\$107,713	\$99,520
Median Household Income 55-64	\$63,184	\$69,485	\$65,891
Average Household Income 55-64	\$87,132	\$92,249	\$85,402
Median Household Income 65-74	\$56,319	\$56,552	\$52,480
Average Household Income 65-74	\$81,297	\$81,314	\$73,769
Average Household Income 75+	\$58,111	\$60,708	\$58,030

Population By Age

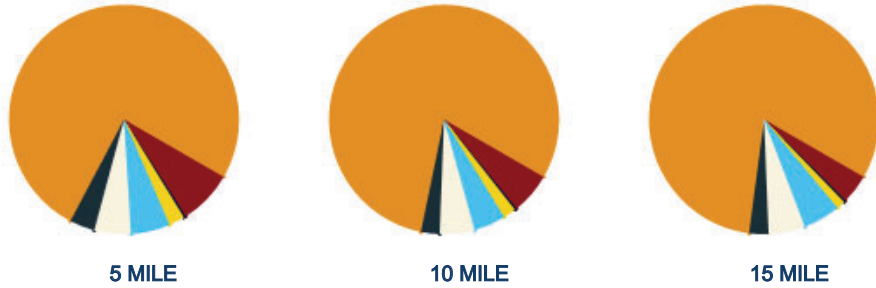


DIVERSITY INDEX	5 MILE	10 MILE	15 MILE
Diversity Index (+5 years)	45	38	36
Diversity Index (current year)	42	35	34
Diversity Index (2020)	40	33	31
Diversity Index (2010)	24	20	19

POPULATION DIVERSITY



POPULATION BY RACE

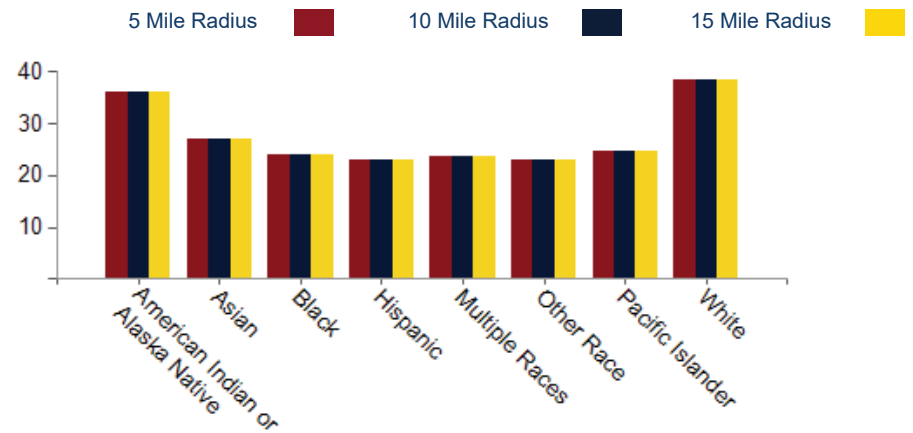


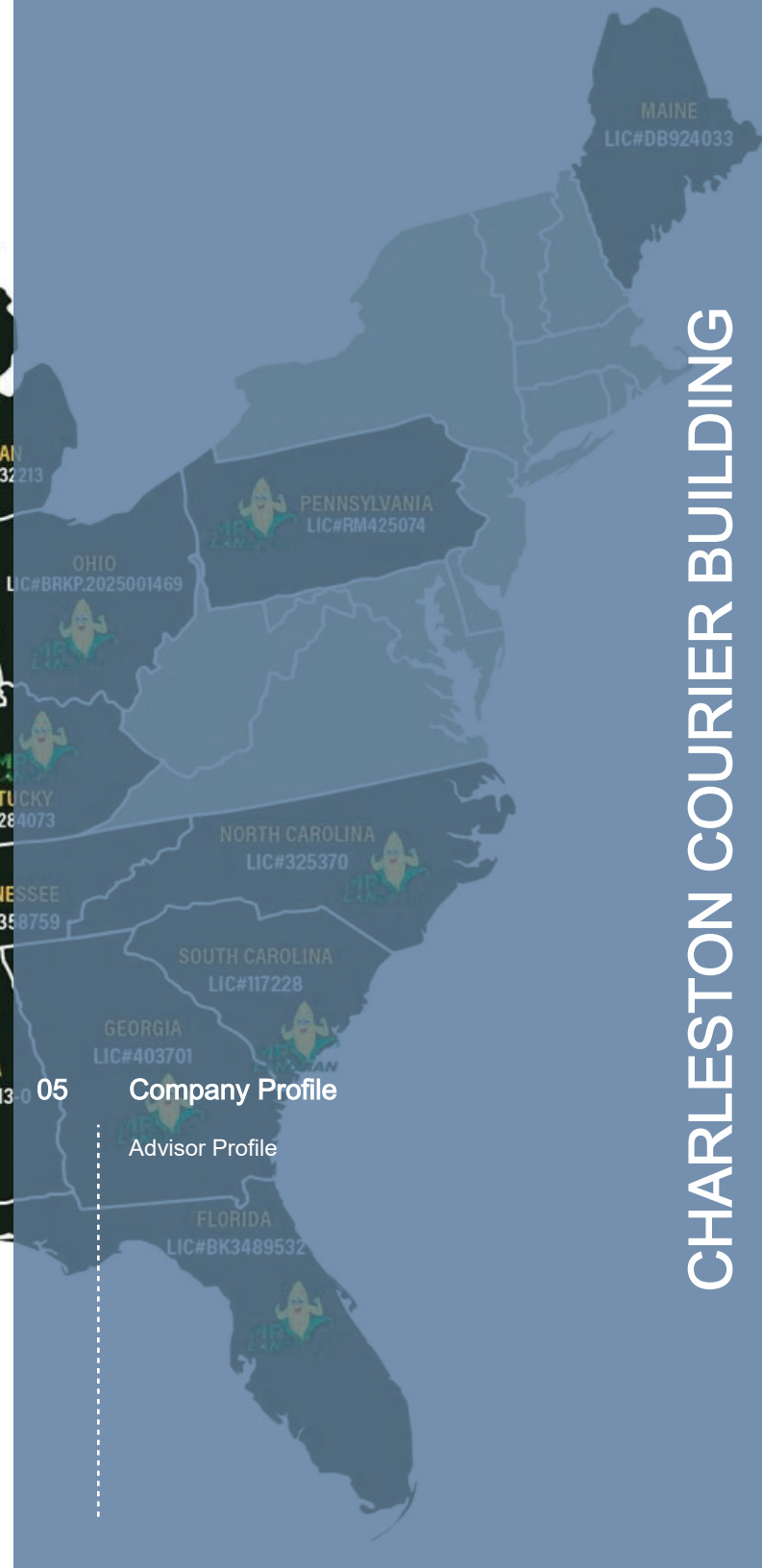
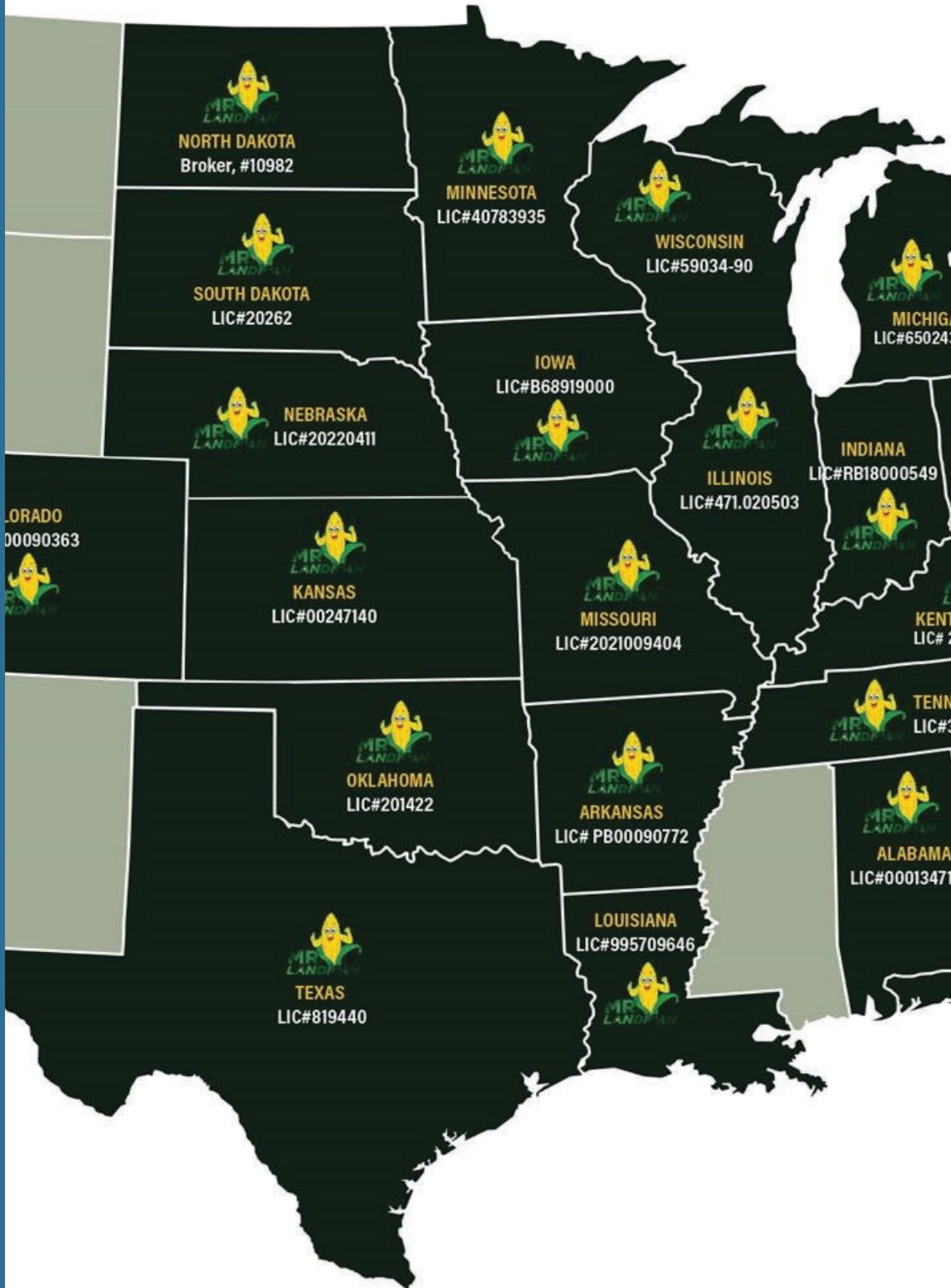
2025 POPULATION BY RACE	5 MILE	10 MILE	15 MILE
African American	8%	6%	4%
American Indian	0%	0%	0%
Asian	2%	2%	1%
Hispanic	6%	5%	5%
Multiracial	5%	5%	5%
Other Race	4%	3%	3%
White	76%	80%	81%

2025 MEDIAN AGE BY RACE

	5 MILE	10 MILE	15 MILE
Median American Indian/Alaska Native Age	36	38	38
Median Asian Age	27	29	32
Median Black Age	24	24	24
Median Hispanic Age	23	23	24
Median Multiple Races Age	24	25	25
Median Other Race Age	23	23	24
Median Pacific Islander Age	25	25	26
Median White Age	38	42	43

2025 MEDIAN AGE BY RACE





05 Company Profile

Advisor Profile



Jon Fisher
Designated Managing Broker

I was raised on the original family farm that was settled back in the mid-1860's. I graduated from Unity High School in 1991 where I served as the class president. I attended the University of Illinois where I graduated with a degree in agricultural economics in 1995. After graduating college, I started my own agri-business and grew it into an international enterprise that had customers in all 50 states and 15 foreign countries. I was honored to have been named the 2015 Illinois Friend of Agriculture Award Winner by the Illinois Department of Agriculture.

I am a blessed single dad to two amazing children. My oldest son, Jonathon, is 25 and works for State Farm Corporate. My daughter, Reagan, is 15 and is a sophomore. My hobbies include watching sports & going to church.

Licensed Illinois Designated Managing Broker, MR LANDMAN LLC, License #471.020503
Licensed Indiana Managing Broker, MR LANDMAN, LLC, License #RB18000549
Licensed Iowa Broker Officer, MR. LANDMAN, LLC, License #B68919000
Licensed Alabama Qualifying Broker, MR LANDMAN, LLC, License #000134713-0
Licensed Maine Designated Broker, MR. LANDMAN, LLC, License #DB924033
Licensed Tennessee Broker, MR. LANDMAN, LLC, License #358759
Licensed South Carolina Broker In Charge, MR. LANDMAN, LLC, License #117228
Licensed Georgia Broker, MR. LANDMAN, LLC, License #403701
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ALL IN

EIU 2021 | FACTS ABOUT WHO WE ARE AND WHAT WE DO.



EASTERN ILLINOIS UNIVERSITY™

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FALL 2021: ON- AND OFF-CAMPUS

SUMMARY OF STUDENT ENROLLMENT: HEADCOUNT/FTE

YEAR	UNDERGRADUATE	GRADUATE	TOTAL	FTE
2010	9,970	1,660	11,630	10,248
2011	9,657	1,521	11,178	9,797
2012	8,975	1,442	10,417	9,064
2013	8,347	1,428	9,775	8,481
2014	7,640	1,273	8,913	7,724
2015	7,202	1,318	8,520	7,282
2016	HSDC 5,957	1,458	7,415	6,234
2017	582	4,986	1,462	70,300
2018	1,214	4,738	1,514	7,526
2019	1,580	4,649	1,577	7,806
2020	2,228	4,741	1,657	8,626
2021	2,278	4,625	1,705	8,608

FULL-TIME AND PART-TIME

2021	
UNDERGRADUATE	
Full-time	3,981
Part-time	644
HSDC	
Full-time	3
Part-time	2,275
GRADUATE	
Full-time	730
Part-time	975
TOTAL	
Full-time	4,714
Part-time	3,894
TOTAL	8,608

ENROLLMENT BY COLLEGE

	2021
Business & Technology	1,252
Education	1,308
Health & Human Services	1,006
Liberal Arts & Sciences	2,622
Other	2,420
TOTAL	8,608

GENDER

UNDERGRADUATE	NUMBER
Men	1,787
Women	2,838
HSDC	
Men	1,018
Women	1,260
GRADUATE	
Men	640
Women	1,065
TOTAL	
Men	3,445
Women	5,163

ACT (AMERICAN COLLEGE TESTING) MEAN SCORES

ENGLISH	MATH	READING	SCIENCE	COMPOSITE
21	21	23	22	20

SAT (SCHOLASTIC APTITUDE TEST) MEAN SCORES

MATH	READING & WRITING	COMPOSITE
500	520	1040

RACE/ETHNICITY

	NUMBER	PERCENT
American Indian/Alaska Native	10	.12
Black or African American	1,106	12.85
Asian	300	3.48
Hispanic/Latino	1,161	13.49
Two or more races	184	2.14
Native Hawaiian/Other Pacific Islander	7	.08
White	5,054	58.71
International	399	4.63
Unclassified	387	4.50
TOTAL	8,608	100.0

DEGREES CONFERRED					
FISCAL YEAR	BACHELOR'S	PBC*	MASTER'S	SPECIALIST	TOTAL
2010	2,282	13	662	33	2,990
2011	2,257	20	579	51	2,907
2012	2,189	25	530	38	2,782
2013	2,238	16	545	38	2,837
2014	2,138	24	587	39	2,788
2015	1,875	12	525	44	2,456
2016	1,812	30	501	33	2,376
2017	1,703	155	651	41	2,550
2018	1,462	156	614	35	2,267
2019	1,227	88	530	18	1,863
2020	1,170	107	588	28	1,893
2021	1,067	103	675	30	1,875

* POST BACHELOR'S CERTIFICATE

STUDENT HOUSING	
UNIVERSITY HOUSING CAPACITY - FALL 2021	
Residence Halls	3,364
University Apartments	90
Greek Court	341
University Court	568
TOTAL	4,363

STUDENT FINANCING			
TUITION/FEES (FT)	PER SEMESTER	RESIDENT	NON-RESIDENT
Undergraduate*		\$6,281	\$7,465
Graduate**		\$3,992	\$8,030

* BASED ON 15 SEMESTER HOURS
** BASED ON 9 SEMESTER HOURS

IN-STATE ANNUAL STUDENT COSTS	
Tuition	\$9,472
Room and board*	\$10,548
Fees	\$3,090
Misc	\$2,692
TOTAL	\$25,802

*15+ MEAL PLAN

CLASS LEVEL		NUMBER
Freshmen		1,118
Sophomores		880
Juniors		1,113
Seniors		1,514
HSDC		2,278
Graduates		1,705
TOTAL		8,608

DEGREES CONFERRED BY COLLEGE				
FY 2021	BACHELOR'S	PBC*	MASTER'S	SPECIALIST
Liberal Arts & Sciences	443	4	205	5
Business & Technology	213	86	138	-
Education	203	13	204	25
Health & Human Services	208	-	128	-
TOTAL	1,067	103	675	30

* POST BACHELOR'S CERTIFICATE

FINANCIAL AID (FY21)				
APPROXIMATELY 6,412 STUDENTS RECEIVED \$84,378,994 IN FINANCIAL AID DURING THE 20-21 ACADEMIC YEAR.				
	AMOUNT	PERCENT	PERCENT	HEAD COUNT
Loans	\$31,001,597	36.7		3,488
Grants/scholarships	\$47,939,773	56.8		6,103
Student employment	\$5,437,623	6.5		1,627
TOTAL	\$84,378,994	100.0		6,412

OPERATING EXPENDITURES BY TYPE				
	FY20	PERCENT	FY21	PERCENT
Appropriated	\$77,009,600	56	\$78,827,400	52
Gifts/Grants/Contracts	\$18,113,400	13	\$27,969,100	19
Bond Revenue	\$27,848,800	20	\$28,087,600	19
Other*	\$15,749,800	11	\$15,735,400	10
TOTAL	\$138,721,600	100.00	\$150,619,500	100.00

* EXCLUDES SERVICE ENTITIES

FALL 2021: DEPARTMENT FACULTY

ACADEMIC RANK

	FULL-TIME		PART-TIME	
	NUMBER	PERCENT	NUMBER	PERCENT
Professor	138	35	0	0
Associate Professor	72	19	0	0
Assistant Professor	59	15	0	0
Instructor	120	31	148	100
TOTAL	389	100	148	100

RACE/ETHNICITY

	NUMBER	PERCENT
American Indian/Alaska Native	2	0.4
Asian	32	5.9
Black or African American	26	4.8
Hispanic/Latino	7	1.3
Two or more races	0	0.0
International	17	3.2
White	408	76.0
Undersified	45	8.4
TOTAL	537	100.0

RANK BY COLLEGE

	PROF	ASSOC	ASST	INST	TOTAL
Liberal Arts & Sciences	92	36	35	117	280
Business & Technology	19	13	7	32	71
Education	13	11	9	49	82
Health & Human Services	14	12	8	45	79
Other	0	0	0	25	25
TOTAL	138	72	59	268	537

AVERAGE AGE

Professor	54
Associate Professor	49
Assistant Professor	41
Instructor	46

GENDER BY RANK

	MEN	WOMEN
Professor	76	62
Associate Professor	39	33
Assistant Professor	24	35
Instructor	115	153
TOTAL	254	283

TENURE

	FULL-TIME	PART-TIME
Tenured/Tenure Track	268	5
Non Tenure-Track	121	143

WITH TERMINAL DEGREE

	TENURED/TENURE TRACK	NON-TENURE TRACK
Professor	133	0
Associate Professor	69	0
Assistant Professor	41	1

FALL 2021: UNIVERSITY EMPLOYEES

	FULL-TIME	PART-TIME
Administration	18	0
Other Professional	213	6
Civil Service	468	7
Faculty (Including Department Chairs)	389	148
TOTAL	1088	161

UNIVERSITY HIGHLIGHTS

SIZE: Eastern's attractive 320-acre campus is big enough to offer quality programs, yet small enough to offer personal attention.

REPUTATION: The 2018 national average for graduation rate was 44 percent. Eastern's 2021 graduation rate was 7 percent higher than the 2018 national average at 51 percent. Eastern's 2021 retention rate was 73 percent. U.S. News and World Report's 2022 Guide to America's best Colleges ranked Eastern 12th among all public Midwestern universities with master's programs.

LOCATION: The EIU campus is located in Charleston, a pleasant community of nearly 22,000 residents. The university is less than 10 miles from Interstate 57, three hours south of Chicago, two hours east of St. Louis and two hours from Springfield.

CAMPUS SAFETY: The university's own police force provides campus law enforcement and patrol services, working closely with other local law enforcement agencies and on-campus groups to further protect its community.

SMALL CLASSES: The average class size at Eastern is 14. Alumni consistently list small class size as one reason for their satisfaction with Eastern.

FACULTY: With 389 full-time faculty members, Eastern offers a 1:14 faculty-student ratio.

TEXTBOOK RENTAL: Our Textbook Rental service saves each of our students about \$1200 annually by allowing them to rent, rather than buy, their textbooks.

ATHLETICS: Eastern Illinois sponsors 19 intercollegiate sports competing at the NCAA Division I level (FCS football). EIU became the latest school in the nation and first Division I program in Illinois to add Beach Volleyball this academic year. EIU competes in the Ohio Valley Conference (OVC) where the Panthers have won three OVC Commissioner's Cups. Three teams do not participate in the OVC with men's soccer, men's and women's swimming competing in The Summit League.

CAMPUS RECREATION: Campus Recreation offers a variety of Group Fitness Classes and Intramural Sports. The Student Recreation Center houses basketball courts, weight rooms, cardio and strength areas, and a variety of studios and meeting areas.

STUDENT ORGANIZATIONS: Approximately 101 recognized student organizations are offered on Eastern's campus. (www.eiu.edu/slo/rso)

TRANSPORTATION: A student-funded shuttle bus, "The Panther Express," transports students to and from classes and local businesses (www.eiu.edu/staff/shuttleschedule.php). Eastern also offers periodic weekend bus service to and from the Chicago area (www.eiu.edu/union/bus_ticket_office.php).

HOUSING: A strong percentage of Eastern students live in on-campus housing. On-campus housing plays a vital role in the university community, especially with student retention. Research indicates that students who live in university housing for at least their first two years are more likely to graduate and have a higher grade point average than those who do not.

TECHNOLOGY: Eastern provides voice, data, wifi and video/cable television networking capabilities in hundreds of individual student rooms and apartments as part of student-funded campus improvement projects.

ACADEMIC ADVISING: Academic advising is mandatory. All new freshmen, undecided students and students who have not met major requirements are assigned to the Academic Success Center. Each student is assigned an adviser in their department when requirements are met. Advisers help students understand university policies and procedures, decide on careers and choose the best major for that career choice.

CAREER SERVICES: Career Services assists students and alumni with identifying and preparing for careers and career transitions, including skills development, networking, internships, job correspondence, job search strategies, trend analysis and occupational outlook. With 87% of students securing post-grad plans by the end of the year, EIU career outcomes continuously exceed the national average.

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TELEPHONE LISTINGS

AREA CODE: 217

Academic Affairs	217-581-2121
Admissions	217-581-2223
Alumni Services	217-581-6616
Athletics	217-581-6014
Business Office	217-581-6446
Booth Library	217-581-6072
University Advancement	217-581-3313
President's Office	217-581-2011
Sports Information	217-581-7480
Student Affairs	217-581-3221
University Police	217-581-3213

COMPILED BY THE OFFICE OF PLANNING, BUDGET & INSTITUTIONAL RESEARCH

FOR MORE INFORMATION ON
INSTITUTIONAL DEMOGRAPHICS,
VISIT: WWW.EIU.EDU/IR

OUR MISSION

Eastern Illinois University is a public comprehensive university that offers superior, accessible undergraduate and graduate education. Students learn the methods and results of free and rigorous inquiry in the arts, humanities, sciences and professions, guided by a faculty known for its excellence in teaching, research, creative activity and service. The university community is committed to diversity and inclusion and fosters opportunities for student-faculty scholarship and applied learning experiences within a student-centered campus culture. Throughout their education, students refine their abilities to reason and to communicate clearly so as to become responsible citizens and leaders.

Charleston Courier Building

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