

AUGUST VALLEY APARTMENTS

605 Orchard Street | Macomb, IL
OFFERING MEMORANDUM



August Valley Apartments

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Exclusively Marketed by:

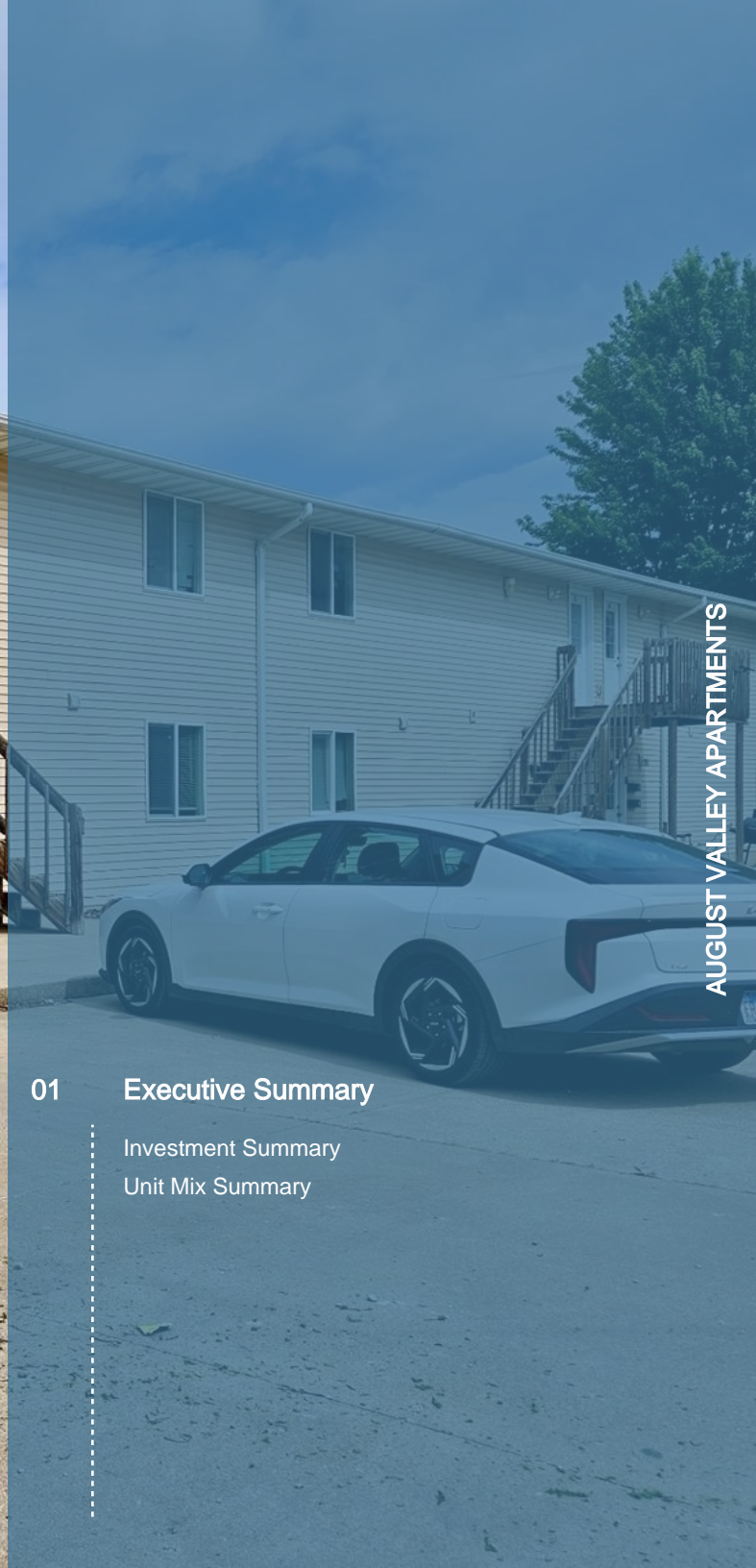


Jon Fisher

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www.mrlandman.com



01 **Executive Summary**

- Investment Summary
- Unit Mix Summary

OFFERING SUMMARY

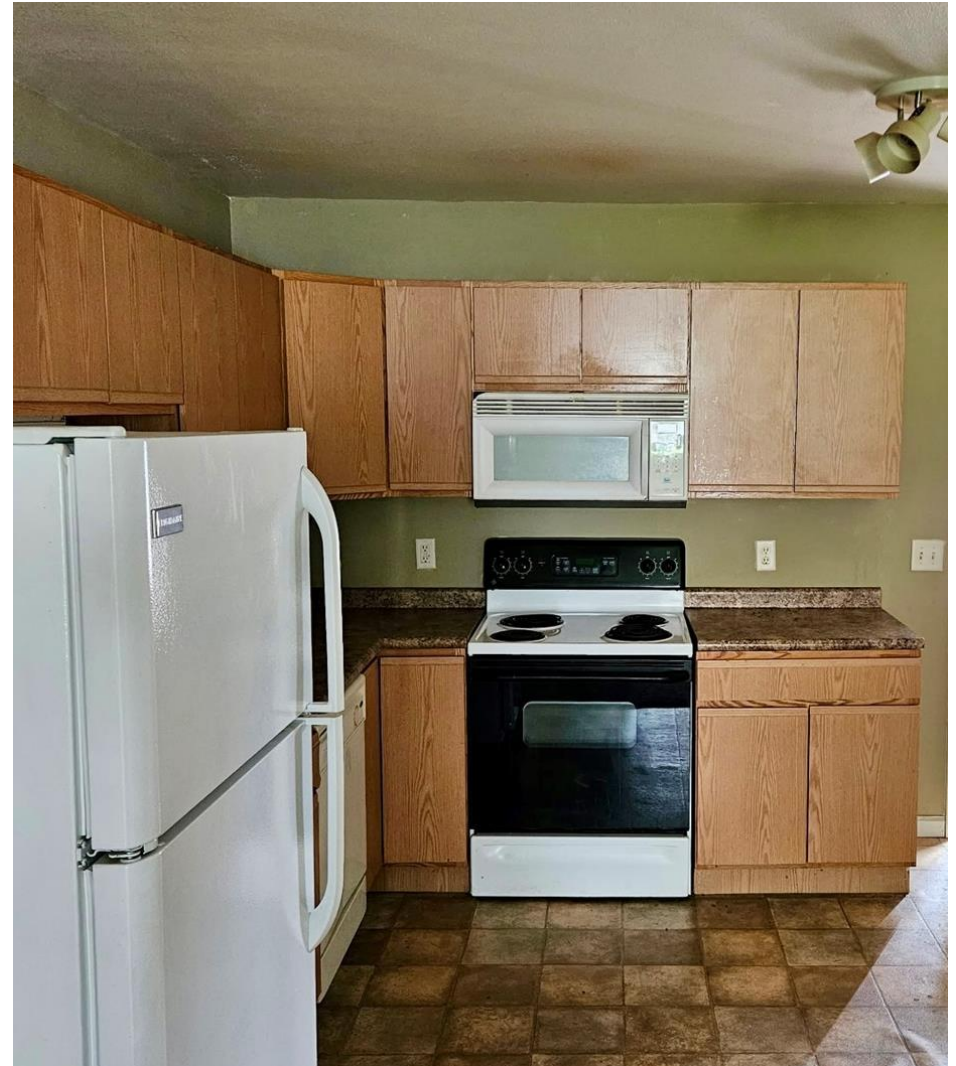
ADDRESS	605 Orchard Street Macomb IL 61455
COUNTY	McDonough
MARKET	Macomb, IL Micropolitan Statistical Area
BUILDING SF	9,854 SF
LAND SF	27,878 SF
LAND ACRES	0.64
NUMBER OF UNITS	10
YEAR BUILT	2006
YEAR RENOVATED	ongoing
APN	1110084500
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$450,000
PRICE PSF	\$45.67
PRICE PER UNIT	\$45,000
OCCUPANCY	90.00%
NOI (CURRENT)	\$45,125
NOI (Pro Forma)	\$50,050
CAP RATE (CURRENT)	10.03%
CAP RATE (Pro Forma)	11.12%
GRM (CURRENT)	6.65
GRM (Pro Forma)	6.11

DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
2026 Population	16,457	20,296	26,469
2026 Median HH Income	\$45,520	\$49,535	\$52,949
2026 Average HH Income	\$65,323	\$67,995	\$69,482



August Valley (Introduction)

- This 10-unit multifamily investment opportunity is located just blocks from Western Illinois University in Macomb and currently serves a mix of both student and young professional tenants. With strong rental demand generated by WIU and surrounding employers, the property offers investors stable cash flow and long-term upside potential.

August Valley (Property Overview)

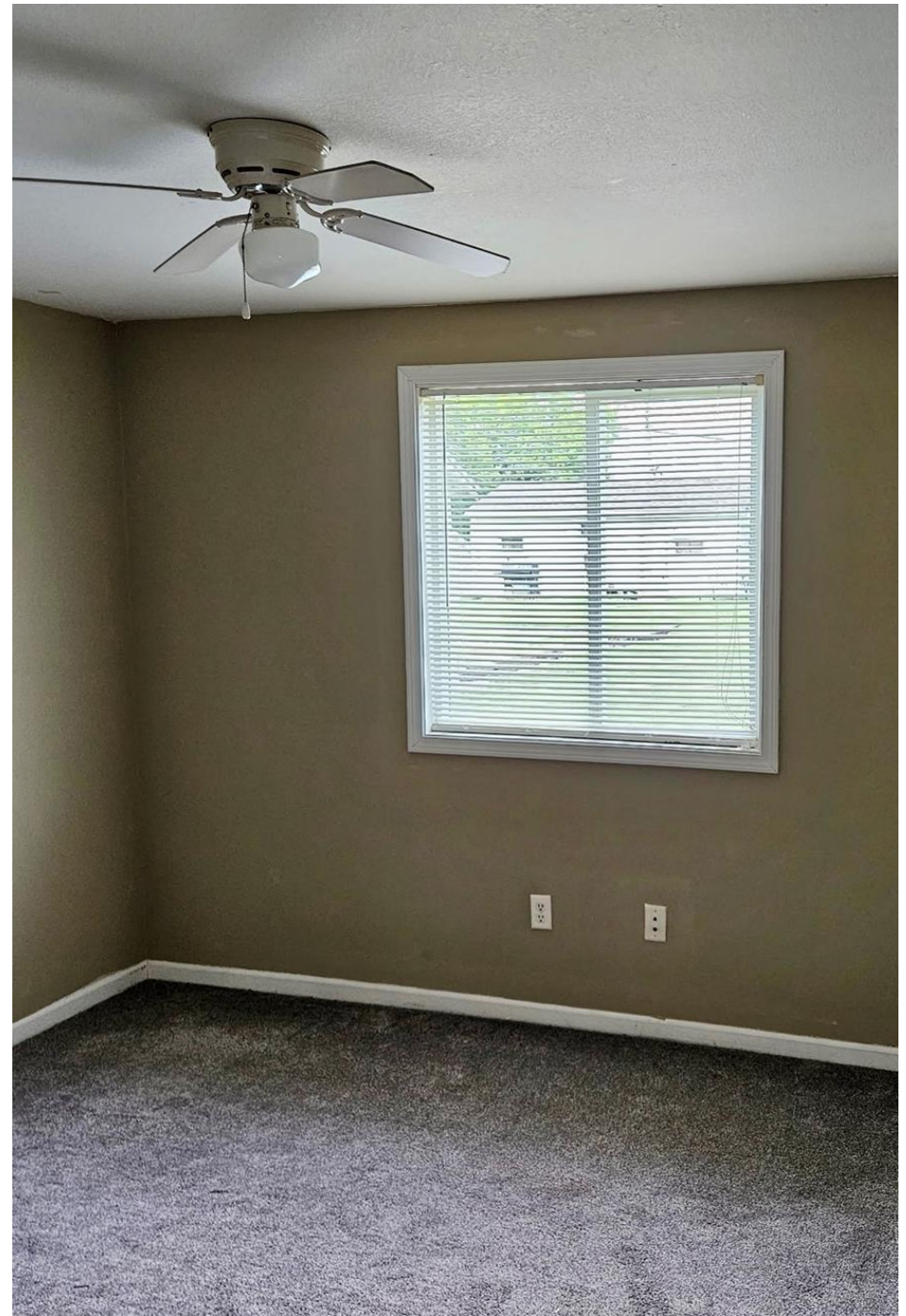
- The property consists of two adjacent buildings situated on two separate PINs totaling approximately 0.64 acres. The larger building was constructed in 2006 and contains approximately 7,200 square feet. The smaller building, reportedly constructed in 1940 according to Reonomy, contains approximately 2,384 square feet.

The property is being offered at \$450,000, equating to approximately \$47 per square foot and representing a rare opportunity to acquire a multifamily asset at approximately a 10-cap in today's market environment.

August Valley (Unit Mix)

- The property consists of the following unit mix:
 - 7) Three Bedroom / One Bathroom Units
 - 1) Two Bedroom / One Bathroom Unit
 - 1) One Bedroom / One Bathroom Unit
 - 1) Studio Unit

Current rental rates range from approximately \$600 to \$750 per month depending upon unit size and configuration.



August Valley (Occupancy & Leasing)

- The property is currently approximately 90% occupied with ownership anticipating the property being fully occupied by August. Lease expiration dates are staggered, helping reduce turnover concentration and minimizing vacancy exposure.

The property currently houses both students and young professionals, creating a diversified tenant base rather than relying solely upon student housing demand.

August Valley (Utilities & Additional Income)

- Ownership currently pays water and garbage expenses while tenants are directly billed for electric and gas service.

In addition to rental income, the property also includes a small laundromat generating approximately \$2,600 annually in additional income. All laundromat equipment is owned by the seller and will transfer with the sale.

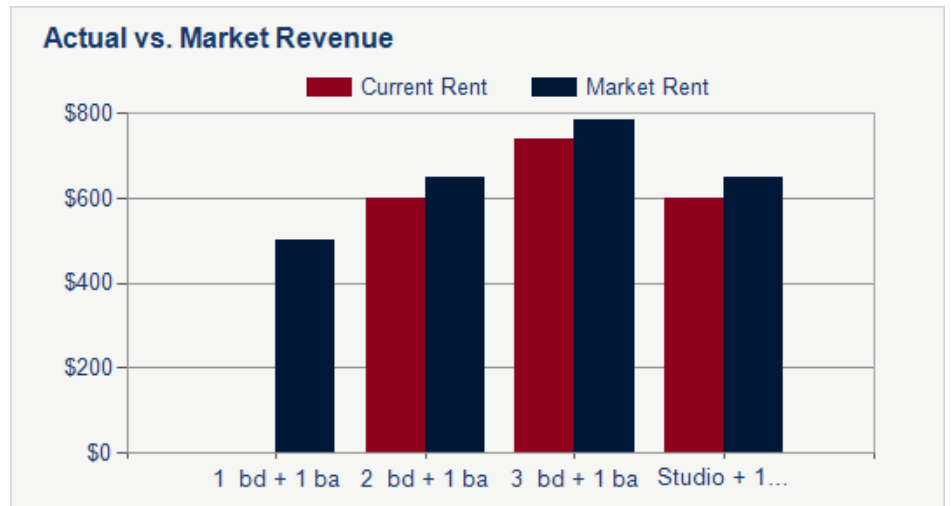
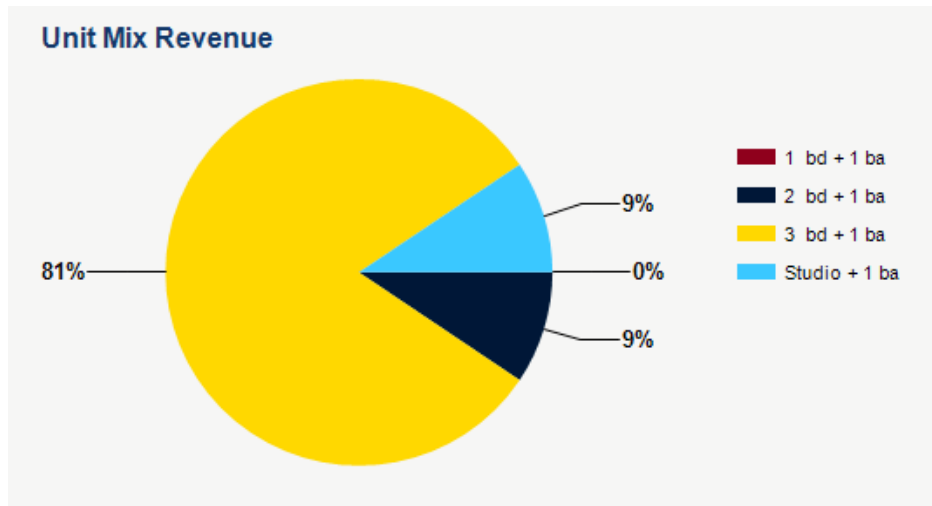
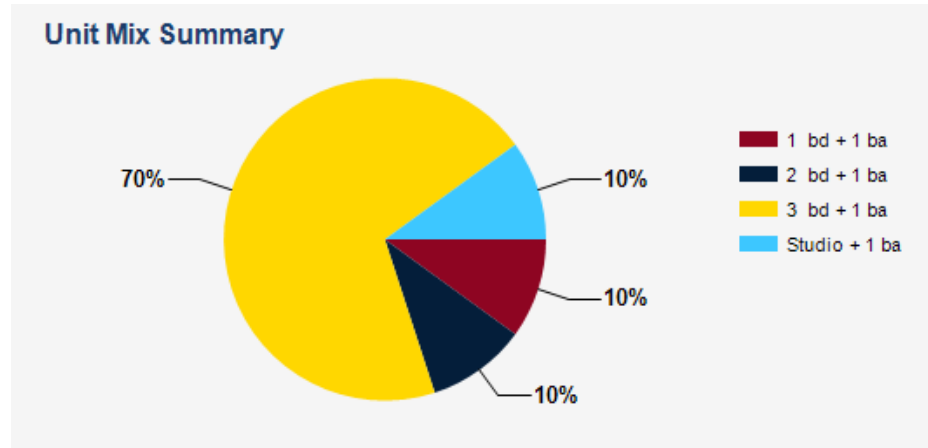
August Valley (Parking & Location)

- There are approximately 20 parking spaces available between the two buildings in addition to available street parking nearby.

Located just blocks from Western Illinois University, the property benefits from its proximity to campus, restaurants, shopping, and other amenities within the Macomb market.



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	1	\$0	\$0	\$500	\$500
2 bd + 1 ba	1	\$600	\$600	\$650	\$650
3 bd + 1 ba	7	\$739	\$5,175	\$786	\$5,500
Studio + 1 ba	1	\$600	\$600	\$650	\$650
Totals/Averages	10	\$638	\$6,375	\$730	\$7,300





02

Location

- Location Summary
- Major Employers Map
- Aerial View Map
- Traffic Counts
- Drive Times
- Drive Times (Heat Map)

Macomb, IL

- Macomb is a city in and the county seat of McDonough County, Illinois. It is situated in western Illinois, about 75 miles southwest of Peoria. As of the 2020 census, the population of the city was 15,051. Macomb is the home of Western Illinois University.
- The median home cost in Macomb is \$94,100. Home appreciation the last 10 years has been 28.7%. Home Appreciation in Macomb is up 8.9%.
- Renters make up 46.4% of the Macomb population.
- 7.9% of houses and apartments in Macomb, are available to rent.
- The average 1-bedroom unit rents for \$690/month.
The average 2-bedroom unit rents for \$840/month.
The average 3-bedroom unit rents for \$1,140/month.
The average 4-bedroom unit rents for \$1,300/month.
- Macomb has an unemployment rate of 5.3%. The US average is 6.0%.
- Future job growth over the next ten years is predicted to be 16.6%
- The Median household income of a Macomb resident is \$33,588 a year. The US average is \$69,021 a year
- Macomb violent crime is 15.8. (The US average is 22.7)
Macomb property crime is 25.8. (The US average is 35.4)

McDonough County, IL

- McDonough County is a county in the U.S. state of Illinois. According to the 2020 census, it had a population of 27,238. Its county seat is Macomb, which is also the home of Western Illinois University.

McDonough County is part of the Macomb, IL Micropolitan Statistical Area.

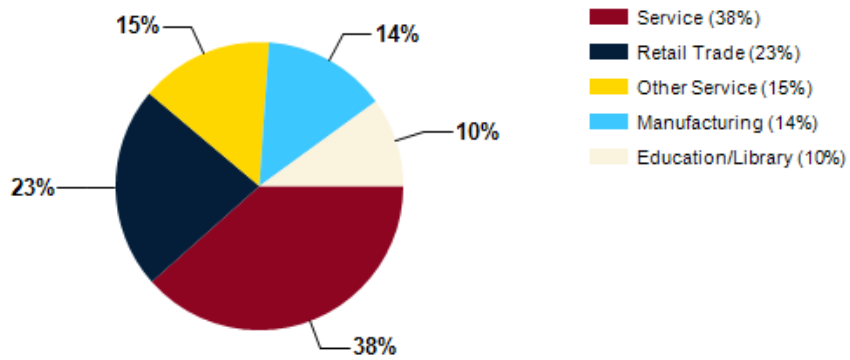
- Here are the 10 largest employers in McDonough County:

- Western Illinois University — 1,087 employees
- NTN Bower Corporation — 664 employees
- Pella Corporation (Macomb Operations) — 549 employees
- McDonough District Hospital — 509 employees
- Mosaic Rehabilitation Services — 142 employees
- Yetter Manufacturing Co. — 112 employees
- The Elms (Retirement/Nursing Care) — 104 employees
- Bushnell School District — 127 employees
- Farm King (Corporate/Retail/Warehouse) — 67 employees
- YMCA (Macomb) — 65 employees

Western Illinois University

- Western Illinois University (WIU) is a public university in Macomb, Illinois. It was founded in 1899 as Western Illinois State Normal School. As the normal school grew, it became Western Illinois State Teachers College. Once Western Illinois started offering graduate degrees, it again changed its name to Western Illinois State College. Western Illinois has an additional campus in Moline.
- Today, the Macomb campus consists of 53 buildings over 1,050 acres
- The university offers 69 undergraduate majors, over 51 bachelor's degree programs and 13 pre-professional degrees at the undergraduate level. At the graduate level, 42 degree and certificate programs are offered. 95% of all courses are taught by full-time faculty.

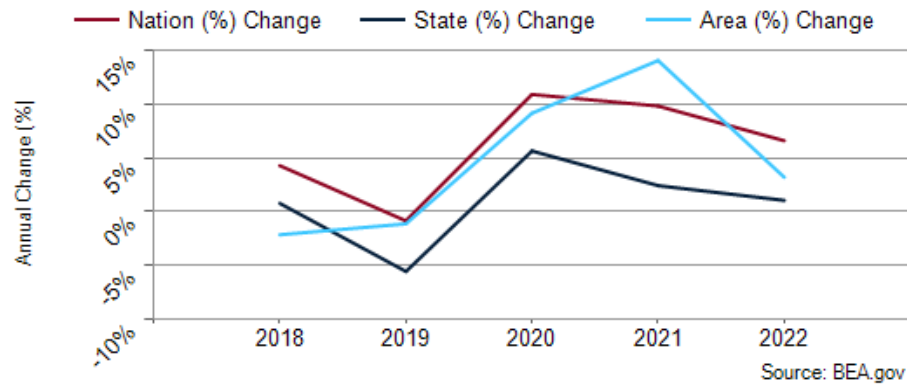
Major Industries by Employee Count



Largest Employers

Western Illinois University	2,000
NTN Bower Corporation	1,000+
McDonough District Hospital	1,000+
Forward Corporation	1,000+
Western Illinois Medical Group LLC	5 to 10
Whalen Manufacturing	500+
Pella Corporation	500+
Birkey's Farm Store	400+

McDonough County GDP Trend



Western Illinois University

Approx. 1,025 Employees
Approx. 1 mile

McDonough District Hospital

Approx. 616 Employees
Approx. 2 miles

Pella Corporation

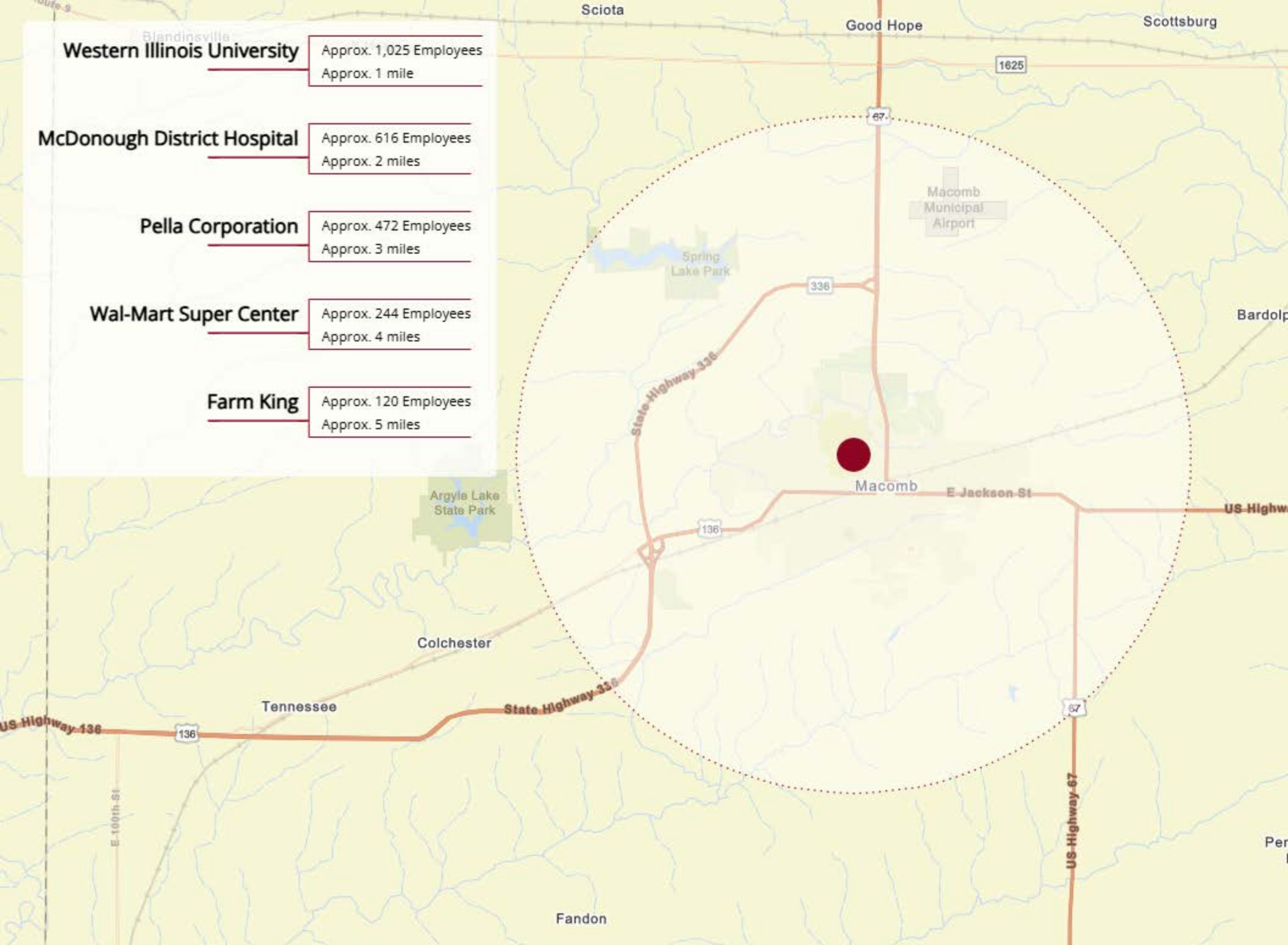
Approx. 472 Employees
Approx. 3 miles

Wal-Mart Super Center

Approx. 244 Employees
Approx. 4 miles

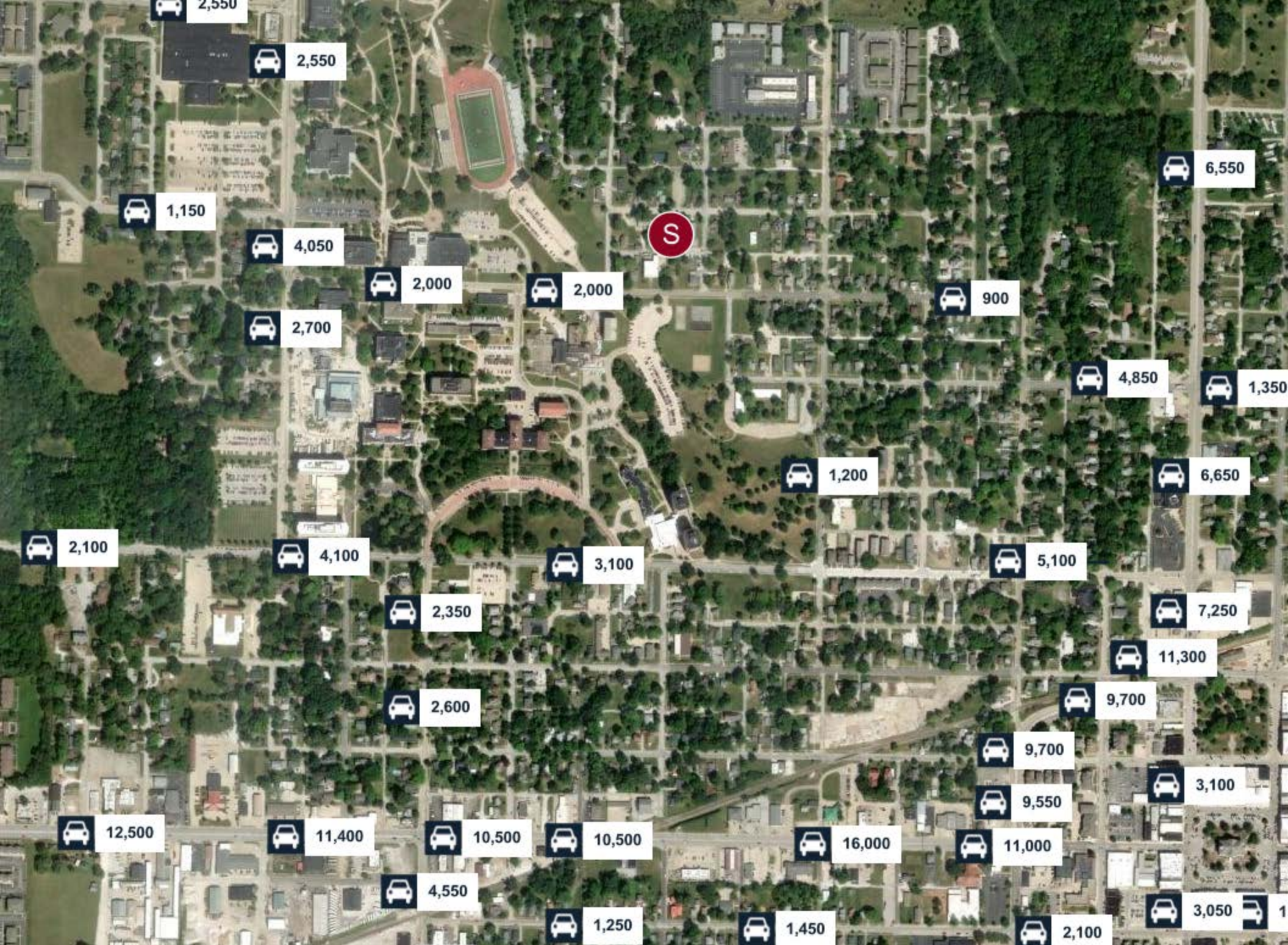
Farm King

Approx. 120 Employees
Approx. 5 miles

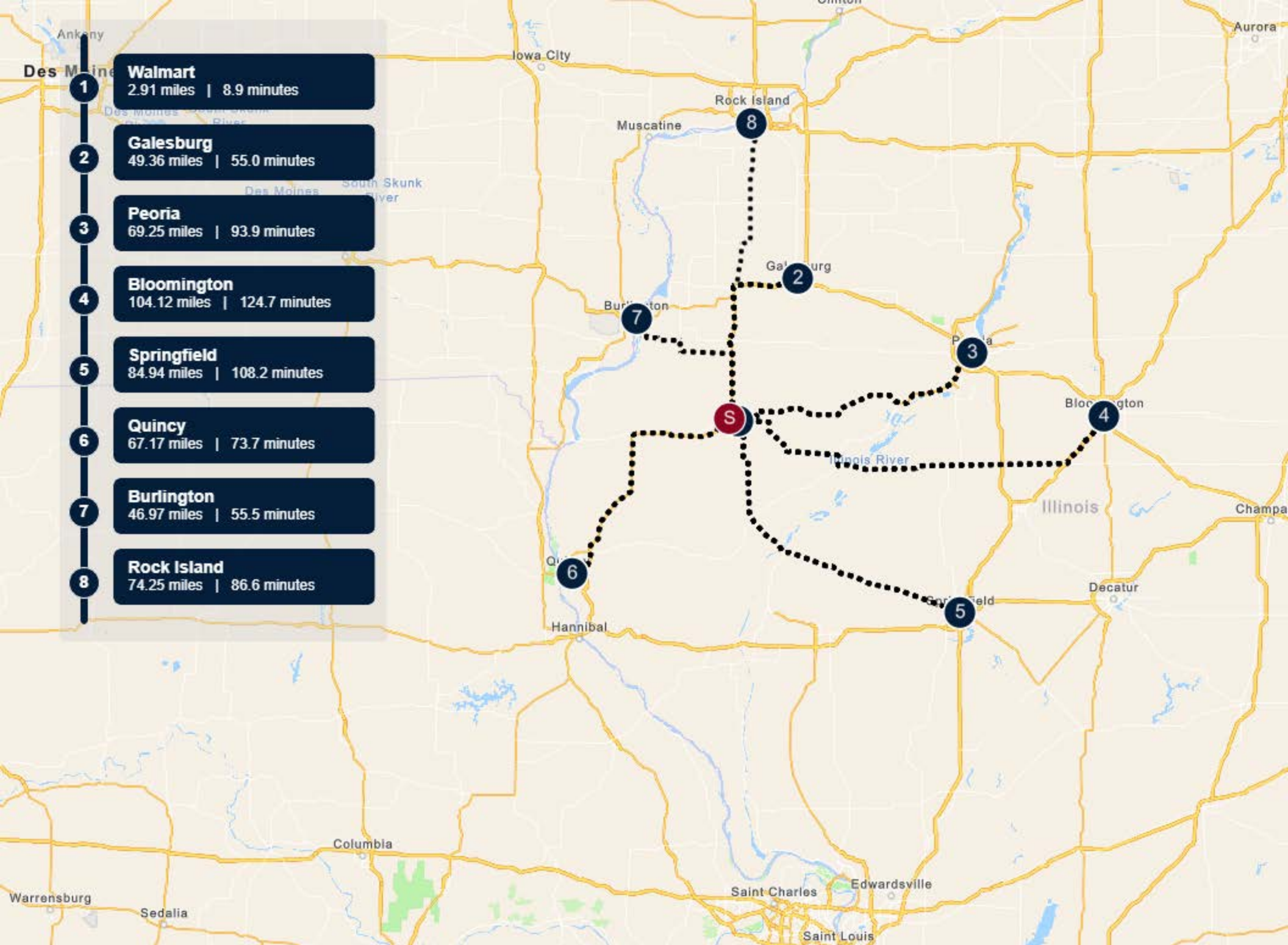




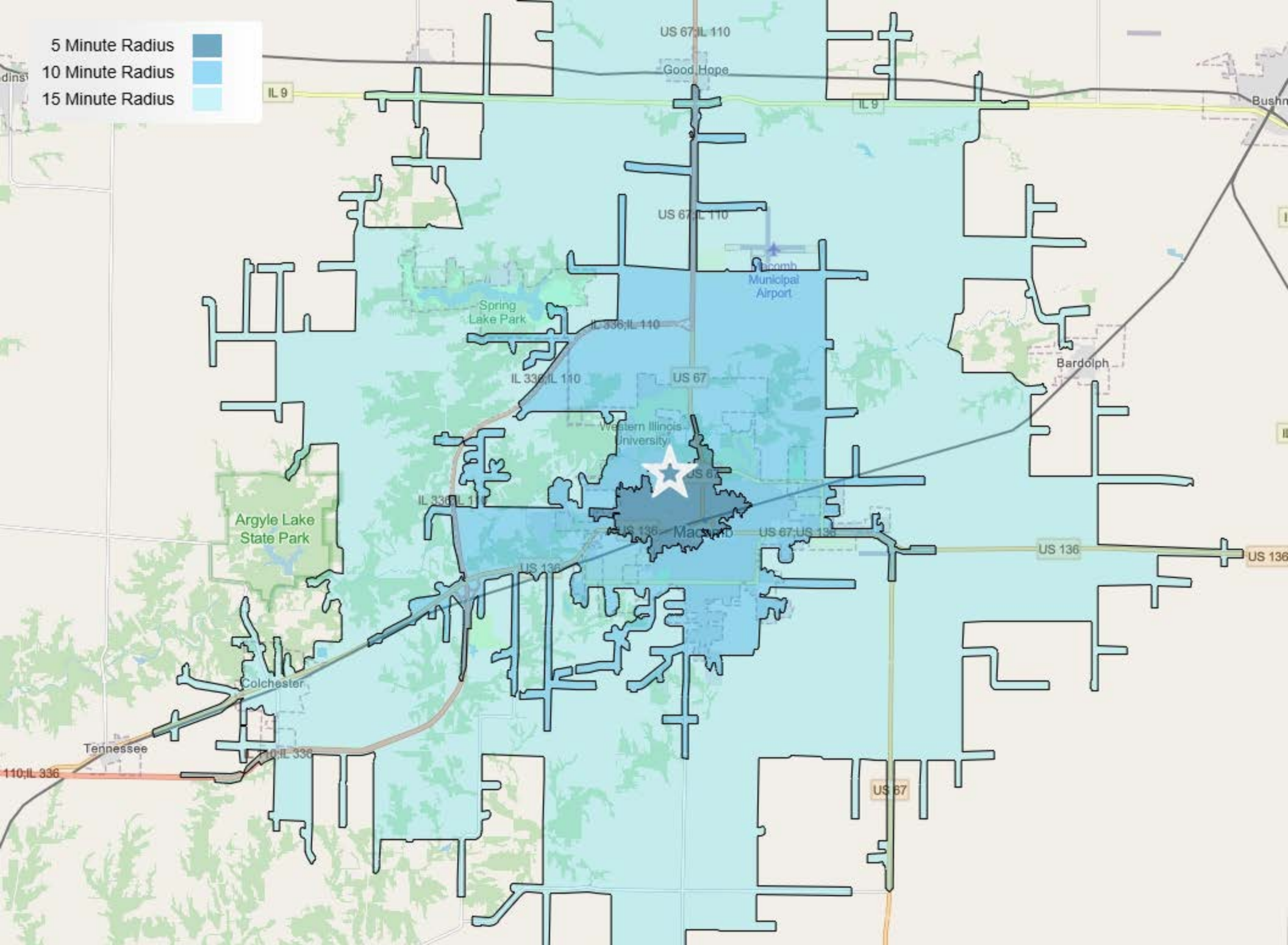
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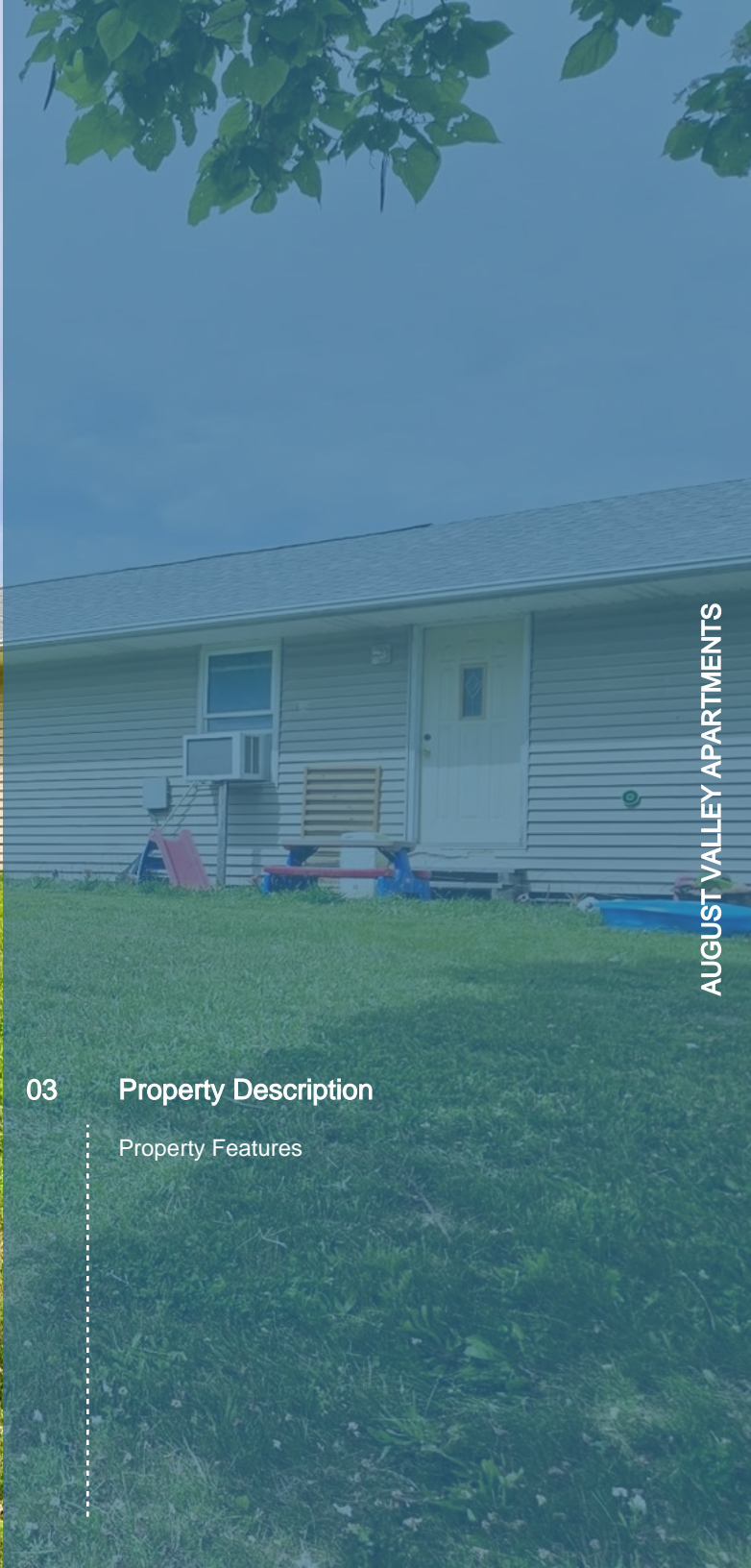


- 1 Walmart**
2.91 miles | 8.9 minutes
- 2 Galesburg**
49.36 miles | 55.0 minutes
- 3 Peoria**
69.25 miles | 93.9 minutes
- 4 Bloomington**
104.12 miles | 124.7 minutes
- 5 Springfield**
84.94 miles | 108.2 minutes
- 6 Quincy**
67.17 miles | 73.7 minutes
- 7 Burlington**
46.97 miles | 55.5 minutes
- 8 Rock Island**
74.25 miles | 86.6 minutes



5 Minute Radius
10 Minute Radius
15 Minute Radius





03 **Property Description**
Property Features

PROPERTY FEATURES

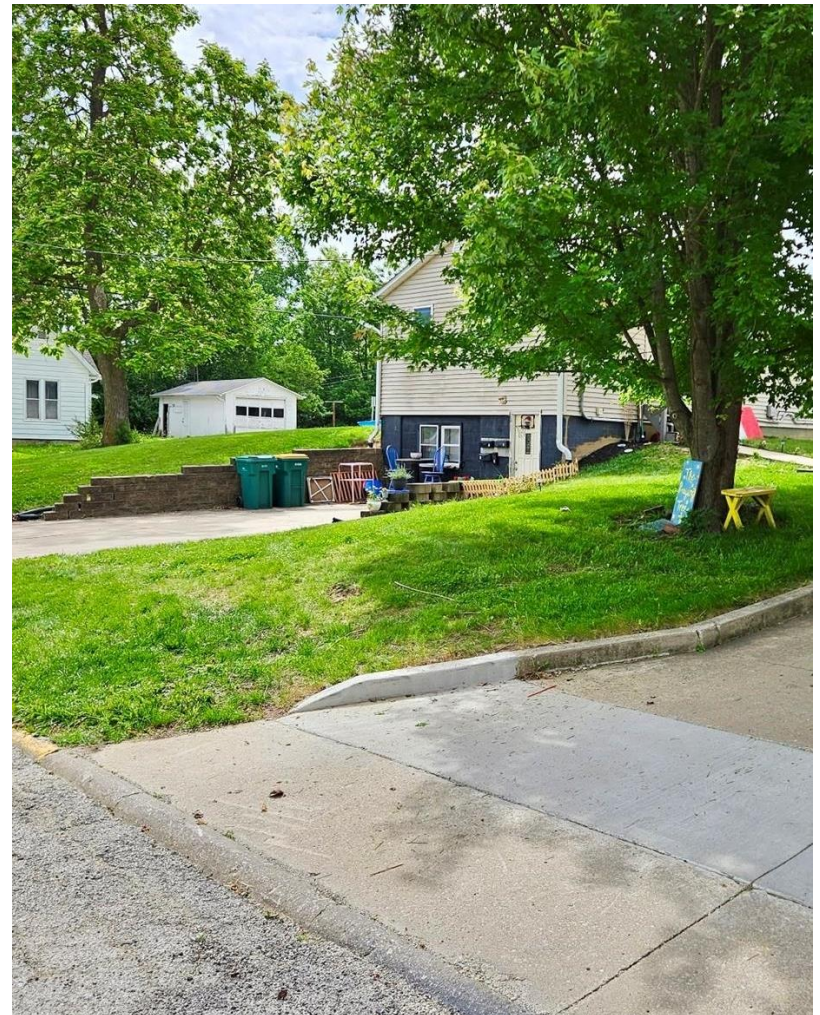
NUMBER OF UNITS	10
BUILDING SF	9,854
LAND SF	27,878
LAND ACRES	0.64
YEAR BUILT	2006
YEAR RENOVATED	ongoing
# OF PARCELS	2
ZONING TYPE	Multifamily
BUILDING CLASS	B-
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
LOT DIMENSION	172 x 162
NUMBER OF PARKING SPACES	20
PARKING RATIO	2:1
WASHER/DRYER	Laundry on-site

UTILITIES

WATER	Public (Paid by owner)
TRASH	Private (Paid by owner)
GAS	Public (Paid by tenants)
ELECTRIC	Public (Paid by tenants)

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Wood
EXTERIOR	Vinyl
PARKING SURFACE	Concrete
ROOF	Asphalt Shingles
STYLE	Low Rise
LANDSCAPING	Grass





04

Rent Roll

Rent Roll

Unit	Unit Mix	Current Rent	Market Rent	Move-in Date	Lease End	Notes
605 Orchard #1	3 bd + 1 ba	\$750.00	\$800.00	08/01/2025	07/31/2026	
605 Orchard #2	3 bd + 1 ba	\$750.00	\$800.00	08/01/2025	05/31/2027	
605 Orchard #3	3 bd + 1 ba	\$775.00	\$800.00	07/01/2027	06/30/2028	
605 Orchard #4	3 bd + 1 ba	\$750.00	\$800.00	08/01/2025	07/31/2026	
605 Orchard #5	3 bd + 1 ba	\$750.00	\$800.00	07/01/2025	07/01/2026	
605 Orchard #6	3 bd + 1 ba	\$750.00	\$800.00	07/01/2025	07/31/2026	
605 Orchard #7	Studio + 1 ba	\$600.00	\$650.00	07/01/2026	06/30/2027	
601 Orchard #1	3 bd + 1 ba	\$650.00	\$700.00	04/01/2026	05/31/2027	
601 Orchard #2	2 bd + 1 ba	\$600.00	\$650.00	06/01/2023	05/31/2027	
601 Orchard #3	1 bd + 1 ba	\$0.00	\$500.00			Vacant. Should be rented by August.
Totals / Averages		\$6,375.00	\$7,300.00			

Notes: Rent roll provided to the listing agent on 05-19-2026.





05

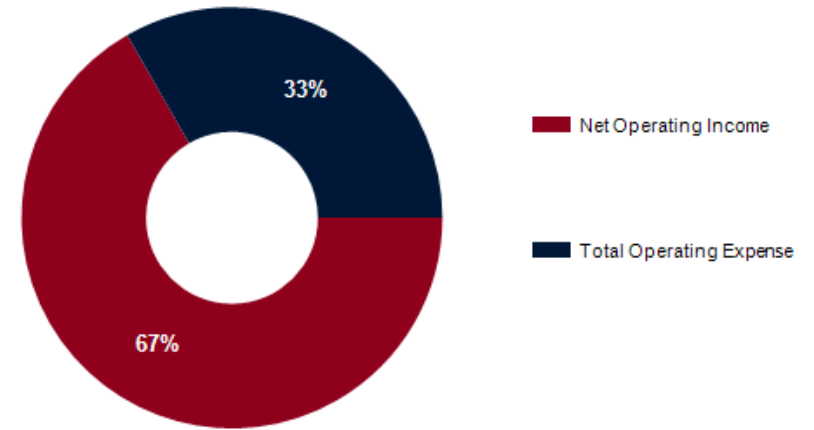
Financial Analysis

Income & Expense Analysis

REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$65,000	96.1%	\$71,000	96.3%
Laundry	\$2,650	3.9%	\$2,700	3.7%
Occupancy *	90.00%		100.00%	
Effective Gross Income	\$67,650		\$73,700	
Less Expenses	\$22,525	33.29%	\$23,650	32.08%
Net Operating Income	\$45,125		\$50,050	

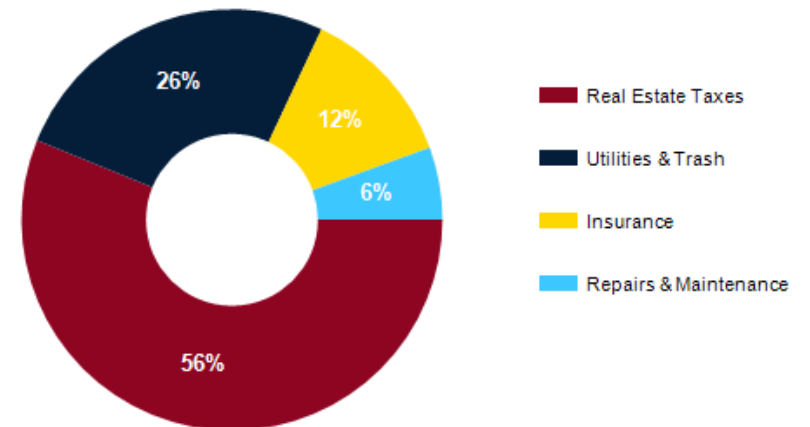
* vacancy amount factored into gross revenue



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$12,650	\$1,265	\$13,282	\$1,328
Insurance	\$2,800	\$280	\$2,940	\$294
Repairs & Maintenance	\$1,255	\$126	\$1,317	\$132
Utilities & Trash	\$5,820	\$582	\$6,111	\$611
Total Operating Expense	\$22,525	\$2,253	\$23,650	\$2,365
Expense / SF	\$2.29		\$2.40	
% of EGI	33.29%		32.08%	

Expense Notes: Property was self-managed by a local owner. Owner also took care of lawn & snow removal.

DISTRIBUTION OF EXPENSES CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



06

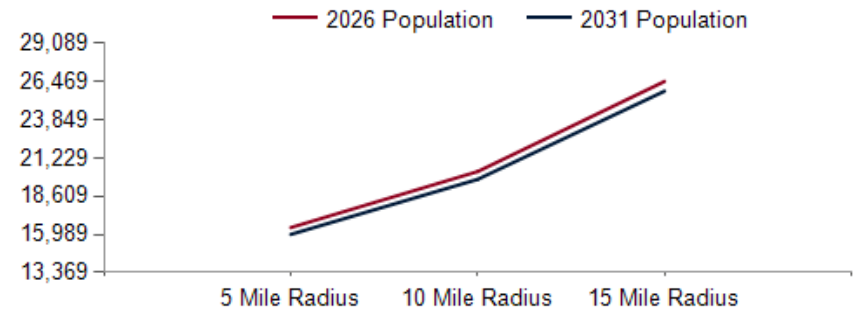
Demographics

General Demographics

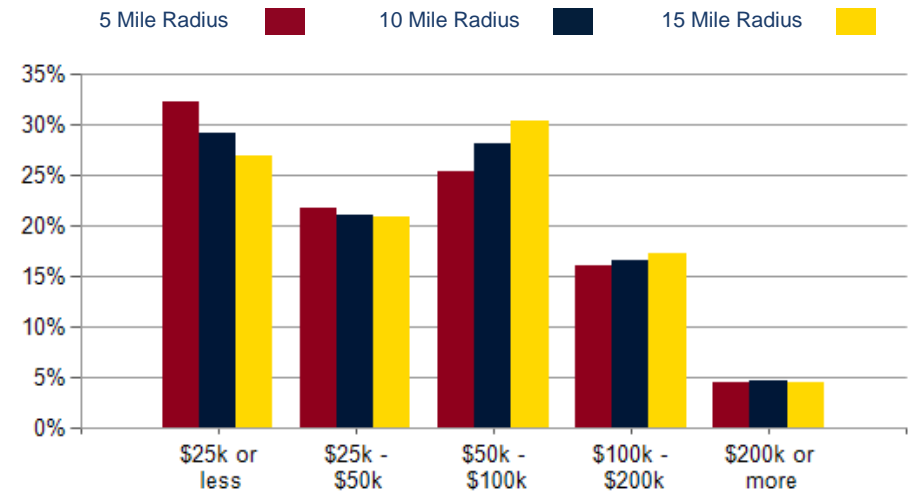
Race Demographics

POPULATION	5 MILE	10 MILE	15 MILE
2000 Population	20,878	25,519	33,182
2010 Population	21,415	25,761	32,896
2026 Population	16,457	20,296	26,469
2031 Population	15,989	19,759	25,801
2026 African American	1,639	1,649	1,698
2026 American Indian	52	62	73
2026 Asian	550	569	585
2026 Hispanic	881	932	1,014
2026 Other Race	416	428	453
2026 White	12,822	16,468	22,277
2026 Multiracial	976	1,117	1,378
2026-2031: Population: Growth Rate	-2.90%	-2.65%	-2.55%

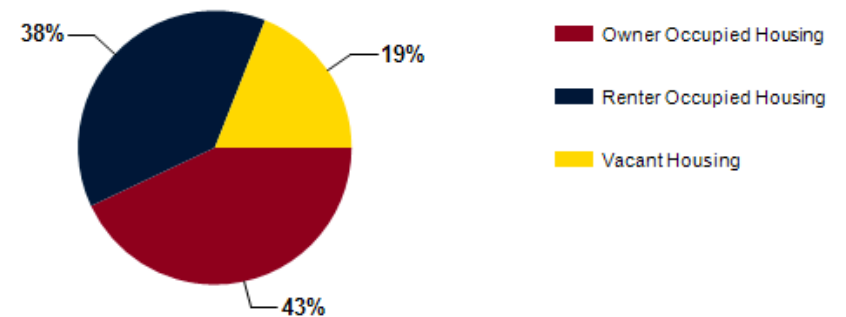
2026 HOUSEHOLD INCOME	5 MILE	10 MILE	15 MILE
less than \$15,000	1,572	1,706	2,008
\$15,000-\$24,999	718	872	1,103
\$25,000-\$34,999	668	792	994
\$35,000-\$49,999	875	1,076	1,417
\$50,000-\$74,999	1,168	1,566	2,162
\$75,000-\$99,999	637	919	1,357
\$100,000-\$149,999	751	998	1,356
\$150,000-\$199,999	387	470	640
\$200,000 or greater	325	424	530
Median HH Income	\$45,520	\$49,535	\$52,949
Average HH Income	\$65,323	\$67,995	\$69,482



2026 Household Income



2026 Own vs. Rent - 5 Mile Radius

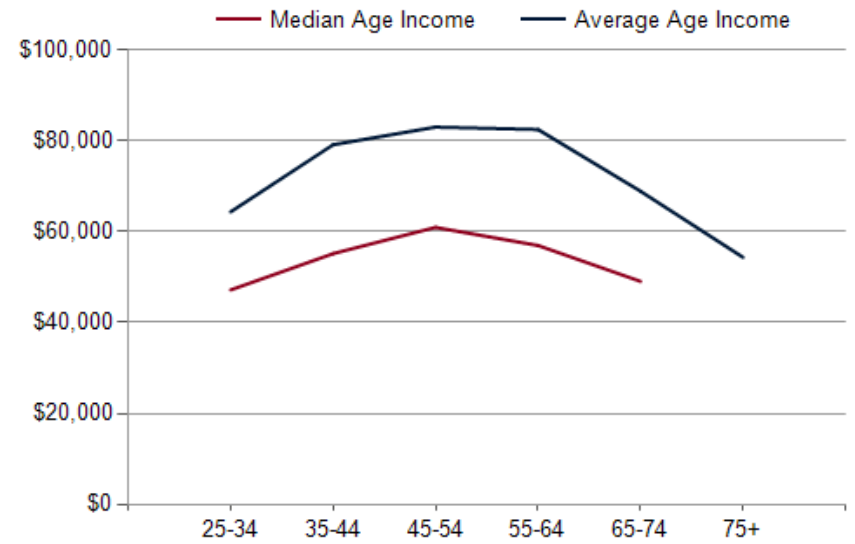
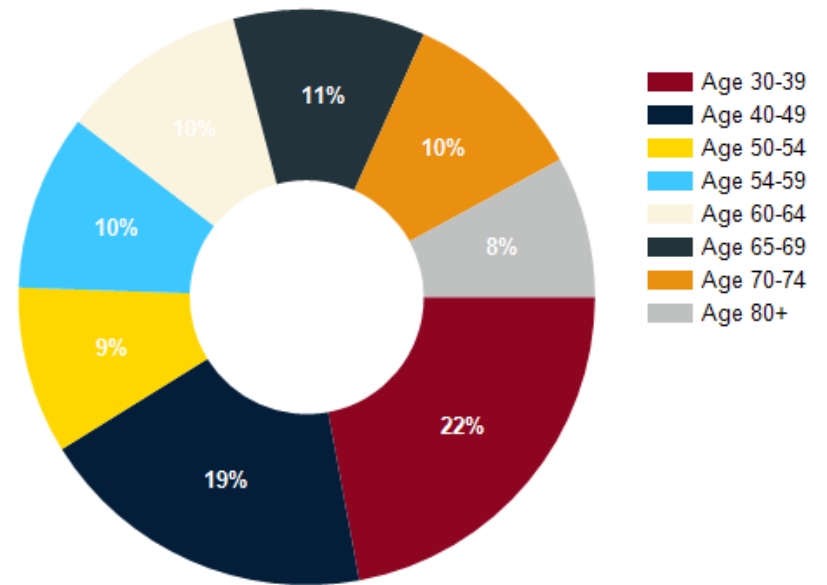


Source: esri

2026 POPULATION BY AGE	5 MILE	10 MILE	15 MILE
2026 Population Age 30-34	888	1,065	1,422
2026 Population Age 35-39	797	1,029	1,372
2026 Population Age 40-44	762	993	1,331
2026 Population Age 45-49	693	945	1,290
2026 Population Age 50-54	716	938	1,308
2026 Population Age 55-59	756	998	1,355
2026 Population Age 60-64	798	1,075	1,538
2026 Population Age 65-69	822	1,138	1,606
2026 Population Age 70-74	794	1,052	1,493
2026 Population Age 75-79	605	813	1,159
2026 Population Age 80-84	466	585	786
2026 Population Age 85+	465	566	735
2026 Population Age 18+	13,920	17,009	21,970
2026 Median Age	32	35	38
2031 Median Age	33	36	39

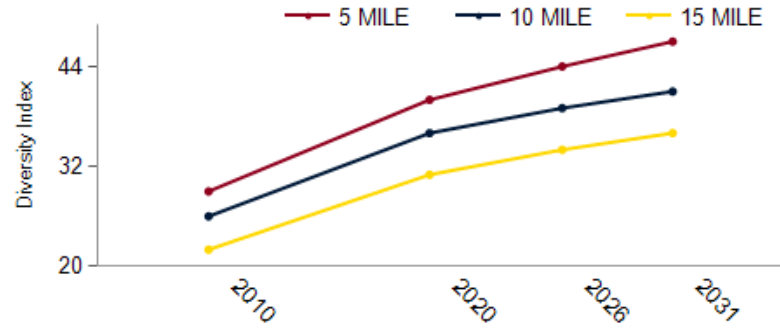
2026 INCOME BY AGE	5 MILE	10 MILE	15 MILE
Median Household Income 25-34	\$47,187	\$50,836	\$53,613
Average Household Income 25-34	\$64,392	\$66,462	\$68,195
Median Household Income 35-44	\$55,174	\$62,609	\$66,628
Average Household Income 35-44	\$79,162	\$84,148	\$86,273
Median Household Income 45-54	\$60,963	\$64,558	\$67,070
Average Household Income 45-54	\$83,050	\$84,639	\$84,415
Median Household Income 55-64	\$56,980	\$61,106	\$63,584
Average Household Income 55-64	\$82,520	\$83,877	\$83,510
Median Household Income 65-74	\$49,074	\$51,396	\$52,047
Average Household Income 65-74	\$68,931	\$68,836	\$68,634
Average Household Income 75+	\$54,375	\$54,840	\$54,330

Population By Age

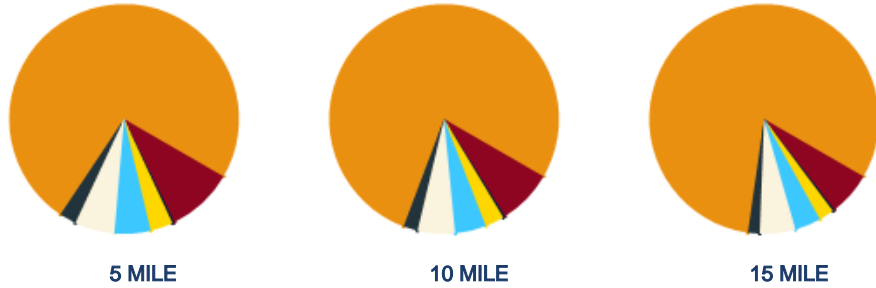


DIVERSITY INDEX	5 MILE	10 MILE	15 MILE
Diversity Index (+5 years)	47	41	36
Diversity Index (current year)	44	39	34
Diversity Index (2020)	41	36	31
Diversity Index (2010)	29	26	22

POPULATION DIVERSITY



POPULATION BY RACE

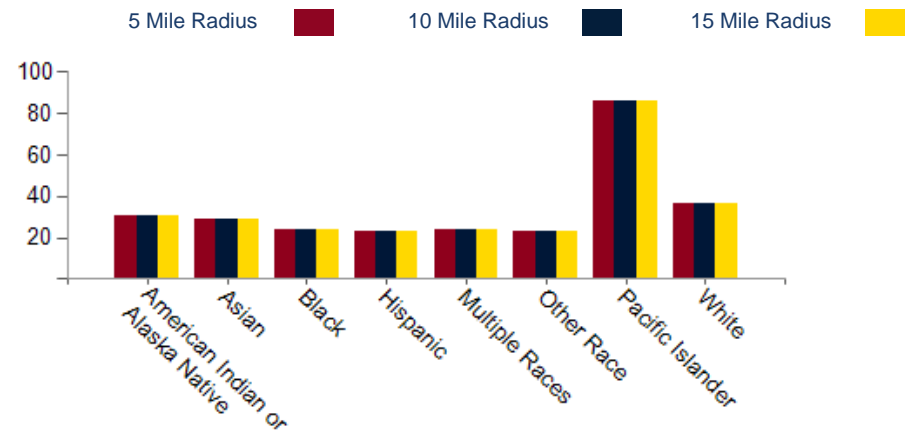


2026 MEDIAN AGE BY RACE

	5 MILE	10 MILE	15 MILE
Median American Indian/Alaska Native Age	31	33	34
Median Asian Age	29	29	30
Median Black Age	24	24	24
Median Hispanic Age	23	23	23
Median Multiple Races Age	24	25	27
Median Other Race Age	23	23	23
Median Pacific Islander Age	86	86	43
Median White Age	37	40	42

2026 POPULATION BY RACE	5 MILE	10 MILE	15 MILE
African American	9%	8%	6%
American Indian	0%	0%	0%
Asian	3%	3%	2%
Hispanic	5%	4%	4%
Multiracial	6%	5%	5%
Other Race	2%	2%	2%
White	74%	78%	81%

2026 MEDIAN AGE BY RACE



07 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 26 and works for State Farm Corporate. My daughter, Reagan, is 16 and is a sophomore. My hobbies include watching sports, sports announcing, & going to church.

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Licensed Wyoming Responsible Broker, MR. LANDMAN, LLC, License #17551
Licensed Idaho Managing Broker, MR. LANDMAN, LLC, License #7081213
Licensed Virginia Principal Broker, MR. LANDMAN, LLC, License #0225279436

Licensed Illinois Auctioneer, License #441.000156
Licensed Indiana Auctioneer, License #AU19500036

August Valley Apartments

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to MR LANDMAN. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. MR LANDMAN has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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