

**SALE**

# The Hickox Collection

**631 S 4TH ST**

Springfield, IL 62703

**PRESENTED BY:**

**CARRIE TINUCCI-TROLL, CCIM**

Phone: 309.590.7900 x383

carrie.troll@svn.com



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,500,000
<b>BUILDING SIZE:</b>	53,265 SF
<b>PRICE / SF:</b>	\$65.71
<b>YEAR BUILT:</b>	1920
<b>ZONING:</b>	R-5(B)
<b>APN:</b>	14340156016, 17, 18, 19, 20, 21

### PROPERTY HIGHLIGHTS

- 75 studio and one-bedroom apartments across two buildings, originally built by Harris Hickox, offering timeless character and significant redevelopment potential
- Property features 75 studio and one-bedroom apartments across two buildings
- The main building is approximately 40% occupied with ongoing lease-up, while the rear building offers substantial upside through renovation and future occupancy
- The property also includes a detached garage and an additional outbuilding, presenting opportunities for supplemental income

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,500,000
<b>NUMBER OF UNITS:</b>	75
<b>BUILDING SIZE:</b>	53,265 SF

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### PROPERTY DESCRIPTION

Step into a rare value-add investment opportunity with this historic apartment community, originally built in the 1920s by Harris Hickox. Rich in character and architectural charm, this landmark property is ready for its next chapter.

Offered in its current as-is condition, the property features 75 studio and one-bedroom apartments across two buildings: a prominent five-story main building and a separate three-story building at the rear. The property also includes a detached garage and an additional outbuilding, presenting opportunities for supplemental income through storage, garage rentals, or future redevelopment.

When acquired by the bank, the property had significant deferred maintenance, incomplete renovations, and utility interruptions. Since then, substantial capital has been invested to stabilize the asset, restore utilities, and complete major improvements to the main building.

The five-story building is now operational and approximately 40% occupied, with new residents moving in as additional units are completed. The rear three-story building remains ready for renovation, offering investors a clear value-add opportunity to expand occupancy and increase revenue.

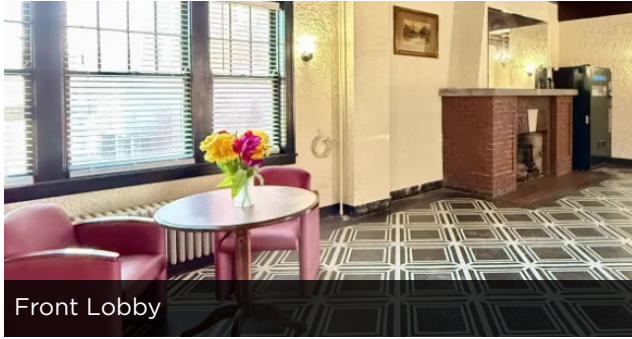
Current leasing activity demonstrates strong demand, with studios renting for approximately \$800 per month and one-bedroom units achieving approximately \$900 per month. Many of the remaining vacant units require only limited work to become income-producing, providing a straightforward path to increased cash flow and long-term appreciation.

Because of the property's condition at acquisition and the extensive rehabilitation completed by the bank, historical financials are not representative of future performance. Buyers are encouraged to evaluate the investment based on current leasing momentum, remaining renovation work, and the property's significant upside.

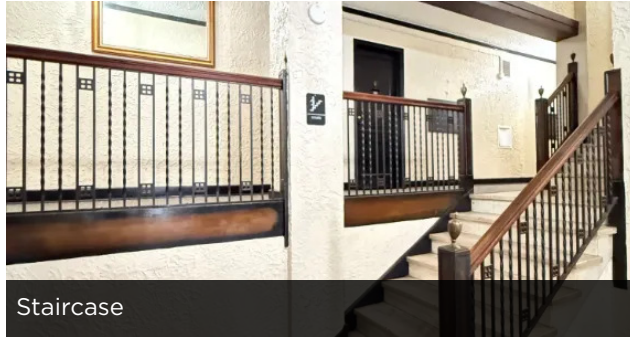
Whether you're seeking a multifamily value-add investment, redevelopment opportunity, or the chance to restore a historic asset, this property offers exceptional scale, character, and income potential.

\*All information deemed reliable but not guaranteed.

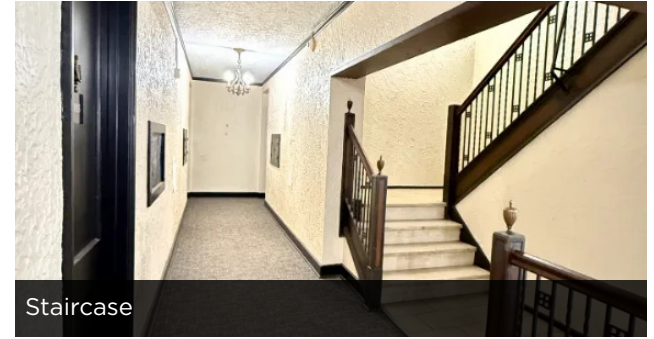
# INTERIOR PHOTOS



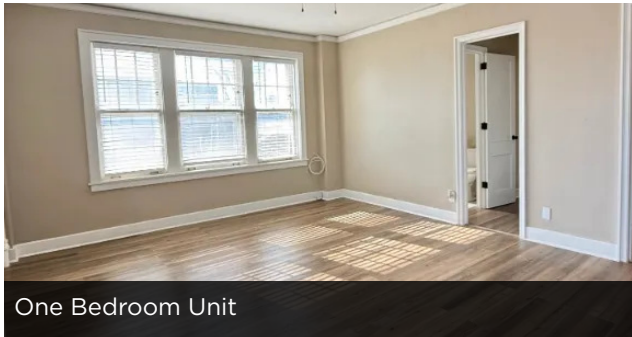
Front Lobby



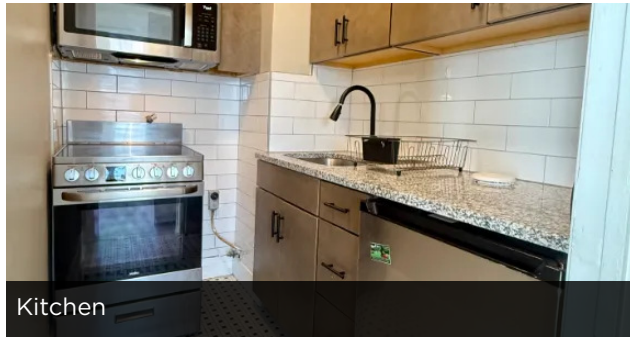
Staircase



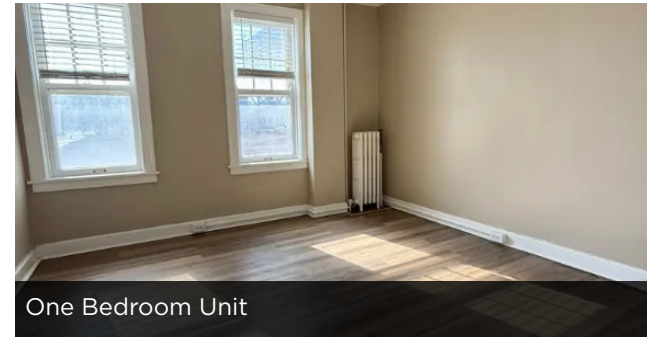
Staircase



One Bedroom Unit



Kitchen



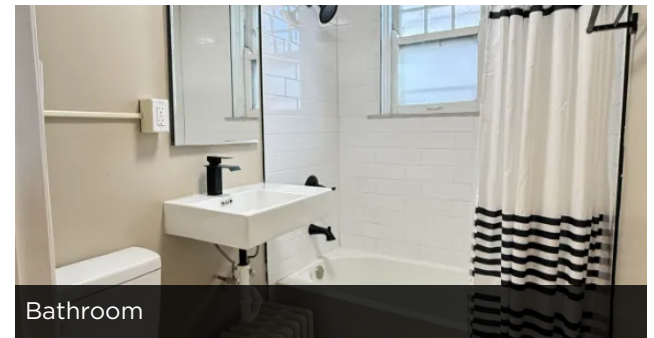
One Bedroom Unit



Studio Unit



Kitchen



Bathroom

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# UNIT MIX SUMMARY

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	MARKET RENT
1 BED	1	1	33	44%	\$900
STUDIO	-	1	42	56%	\$800
<b>TOTALS/AVERAGES</b>			<b>75</b>	<b>100%</b>	<b>\$844</b>

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**LOCATION MAP**



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.25 MILES 0.5 MILES 1 MILE

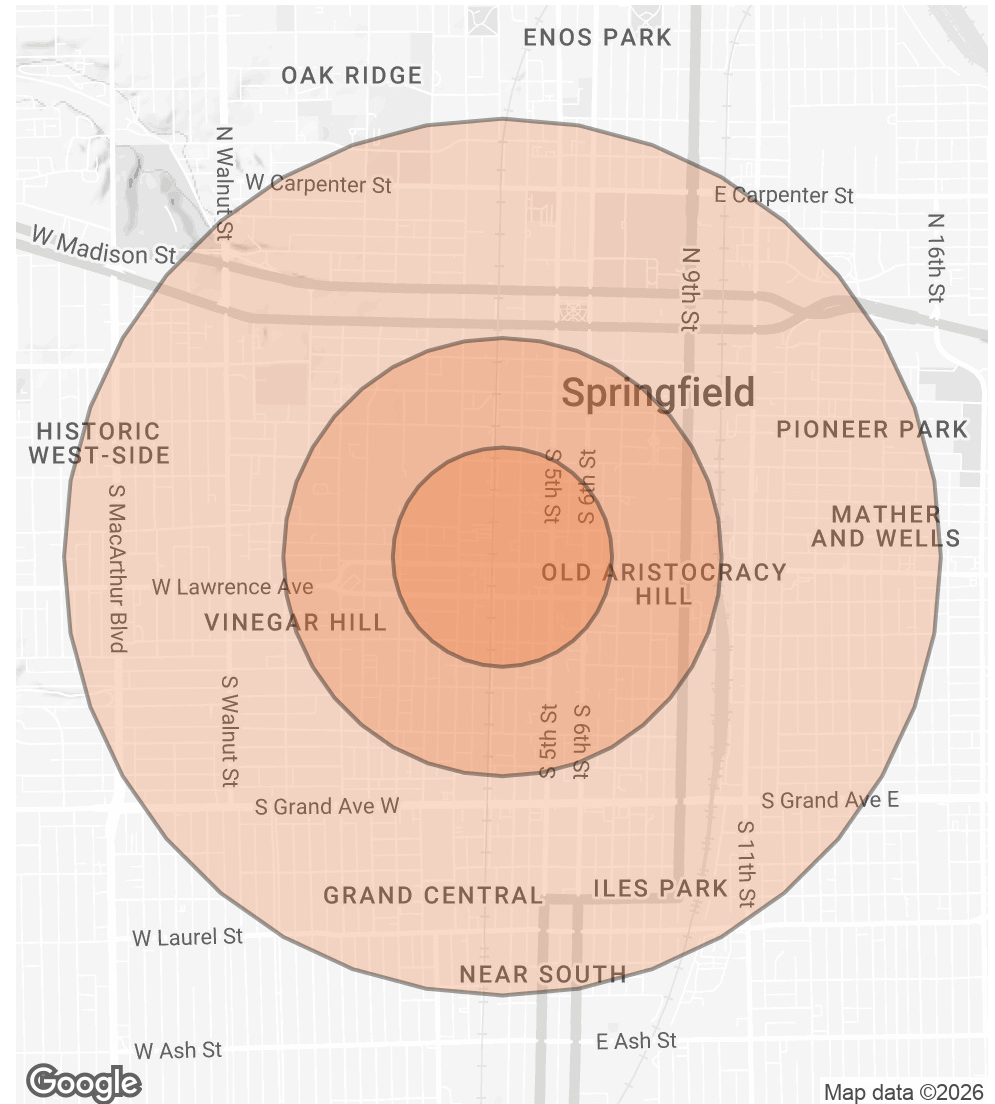
	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	596	2,525	11,044
<b>AVERAGE AGE</b>	36.3	36.4	37.7
<b>AVERAGE AGE (MALE)</b>	26.6	29.3	34.8
<b>AVERAGE AGE (FEMALE)</b>	39.3	38.1	38.5

## HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	328	1,384	5,438
<b># OF PERSONS PER HH</b>	1.8	1.8	2.0
<b>AVERAGE HH INCOME</b>	\$59,220	\$58,308	\$62,441
<b>AVERAGE HOUSE VALUE</b>	\$91,754	\$92,276	\$123,966

2023 American Community Survey (ACS)



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## ADVISOR BIO



### CARRIE TINUCCI-TROLL, CCIM

Advisor

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## PROFESSIONAL BACKGROUND

Carrie Tinucci-Troll serves as an Advisor for SVN | Core 3 in Bloomington, IL. She works with business owners and investors in selling, purchasing, and leasing commercial property in the Central Illinois market.

Carrie's past work experience includes over 12 years in the education field, teaching Spanish at the elementary level. With her strong educational background, Carrie can apply many of the skills she used in the classroom to the real estate world. She is organized, friendly, hard-working, and determined to meet her client's needs.

After obtaining her real estate license in the spring of 2015, Carrie took an interest in the residential world, working with buyers and sellers. After transitioning to the commercial real estate field upon joining SVN Core 3 in the summer of 2020, Carrie now specializes in office and multifamily sales, leasing, and tenant representation.

Carrie is a member of the Mid Illinois Realtors Association, serving on multiple committees, as well as their Board of Directors. She also volunteers regularly with her local Kiwanis chapter, serving as the club's President. Carrie is also involved with Child Protection Network, where she serves as a Board Member. Carrie completed her CCIM designation October 2025 and was also a recipient of the Crexi Platinum Broker Award in 2022.

## MEMBERSHIPS

Mid Illinois Realtors Association  
National Association of Realtors  
Kiwanis International  
Certified Commercial Investment Member (CCIM) Institute

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