

## Property Details

CONTROL: Owner VALUE: \$30,770,000  
LOAN: \$20,500,000  
EQUITY: \$10,270,000

TITLE: UIUC Student Housing LP Opportunity  
TYPE: Development  
HAVE: Excellent location 1.5 blocks from Engineering School, 1.5 blocks from the main student retail corridor, 2 blocks from the largest campus grocery story, luxury finishes and amenities, superb residential and property management team.

WEBSITE URL: www.hartmancapllc.com  
ADDRESS: 505 S Fifth Street, Champaign, Illinois  
BENEFITS TO NEW OWNER: 3-5 year hold, over 7% YOC, ability to make returns at 200% of investment. Quarterly proceeds and reporting.

GROSS SCHEDULED INCOME: \$3,991,117 Projected  
VACANCY LOSS: \$183,929  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$1,494,143  
NOI: \$2,313,045  
DEBT SERVICE: \$1,284,712  
CASH FLOW: \$1,028,333  
CAP RATE: 7.52%

BENEFITS SOUGHT: LP equity partners to develop class A student housing with successful 50-year family office, specialized in student housing operations, development and construction.

MOTIVATION: To increase development of pipeline at superb locations across UIUC Campus. To share wealth with investors to allow continued growth.

CAN ADD: Revenue, opportunity for expansion, 'recession-proof' investment opportunities

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