

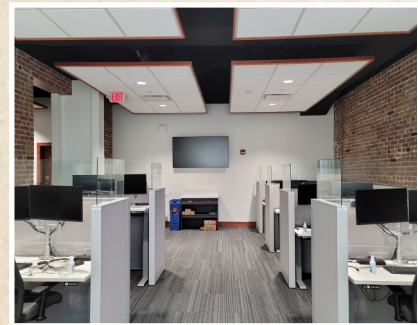
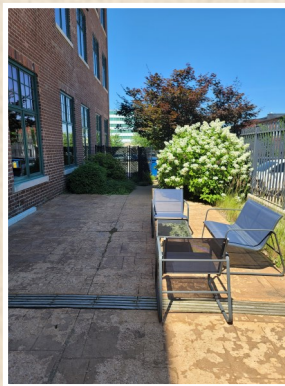
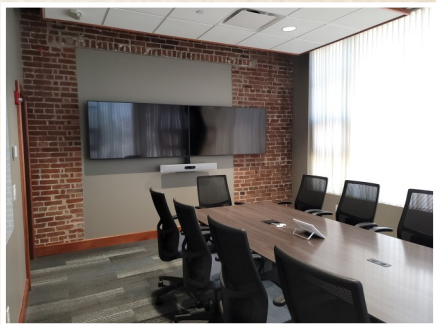


Investment Property for Sale

201 E Adams Street, Springfield, IL



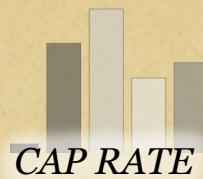
Price	\$3,000,000.00
Cap Rate	8.0%
Gross Leasable Area	+/- 26,981 Sq. Ft.
Lot Size	80 x 120.66 & 10.77 x 40.24
Zoning	S-3 (City of Springfield)
Tenant	Mixed Use—Multi Tenant
Lease Type	Gross



Exceptional Class A mixed use multi-tenant investment property with first class everything! This beautiful, fully renovated property is well positioned between the State Capitol Complex , Downtown Springfield, and the Medical District. Front door has a security system with intercom for tenants' guests. The first floor has four beautiful commercial office suites, and the elevator to the residential area of the building requires a passkey for access. Second and Third floors contain a total of 6 one bedroom and 6 two bedroom apartments. Heating and cooling by efficient, state of the art geo thermal heat pump systems . High ceilings, large windows, and exposed brick finish interior with character and charm. On-site storage available. 100% Occupancy!



\$3,000,000



8.0%



\$241,671

Income/Expense Sheet

201 E Adams St., Springfield, IL

Pro-Forma:

Gross Rental Income	\$330,120
Vacancy	0
Total Operating Expenses	\$88,449
NOI	\$241,671
Cap Rate	8.0%

Operating Expenses:

Real Estate Tax	\$43,025
Prop Ins	\$4,213
Maintenance & Repairs	\$12,462
Janitorial	\$9,937
Utilities	\$18,623
Background Checks	\$189
Total Expenses	\$88,449

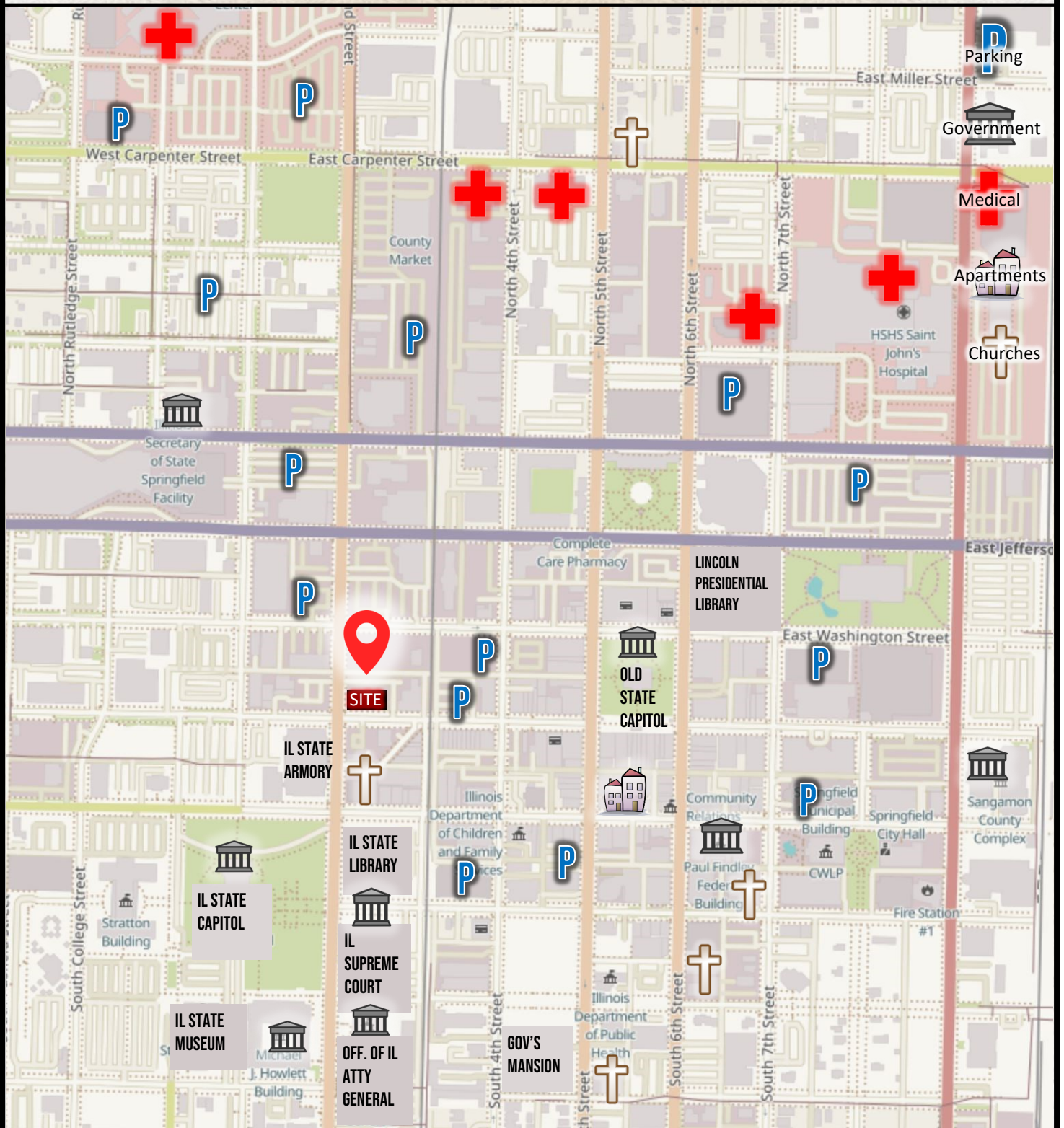
Office Suite 1A	2,722 SF	12/31/25	Leased
Office Suite 1B	745 SF	Owner	Owner
Office Suite 1C	1,534 SF	6/30/28	Leased
Office Suite 1D	2,550 SF	11/30/28	Leased
Apartment 2A	1,296 SF	8/31/25	2 BR
Apartment 2B	1,143 SF	12/31/24	1 BR
Apartment 2C	1,320 SF	1/31/25	1 BR
Apartment 2D	1,178 SF	12/31/24	1 BR
Apartment 2E	1,282 SF	12/31/24	1 BR
Apartment 2F	1,178 SF	12/31/24	1 BR
Apartment 3A	1,296 SF	1/31/25	2 BR
Apartment 3B	1,143 SF	6/30/24	2 BR
Apartment 3C	1,320 SF	2/28/25	2 BR
Apartment 3D	1,178 SF	4/30/25	2 BR
Apartment 3E	1,282 SF	12/31/24	1 BR
Apartment 3F	1,178 SF	12/31/23	2 BR

*1st Floor
Commercial
Space*

*2nd & 3rd Floor
Residential
Apartments*

Street Map of Surroundings

201 E Adams St., Springfield, IL



Contact Todd Smith at 217-441-8000 | Todd@TPSmithRE.com