

Addendum A: Field Survey of Rentals

The following section is field survey of conventional rental properties. These properties were identified through a variety of sources including area apartment guides, yellow page listings, government agencies, the Chamber of Commerce and our own field inspection. The intent of this field survey is to evaluate the overall strength of the existing rental market, identify trends that impact future development and identify those properties that would be considered most comparable to the subject site.

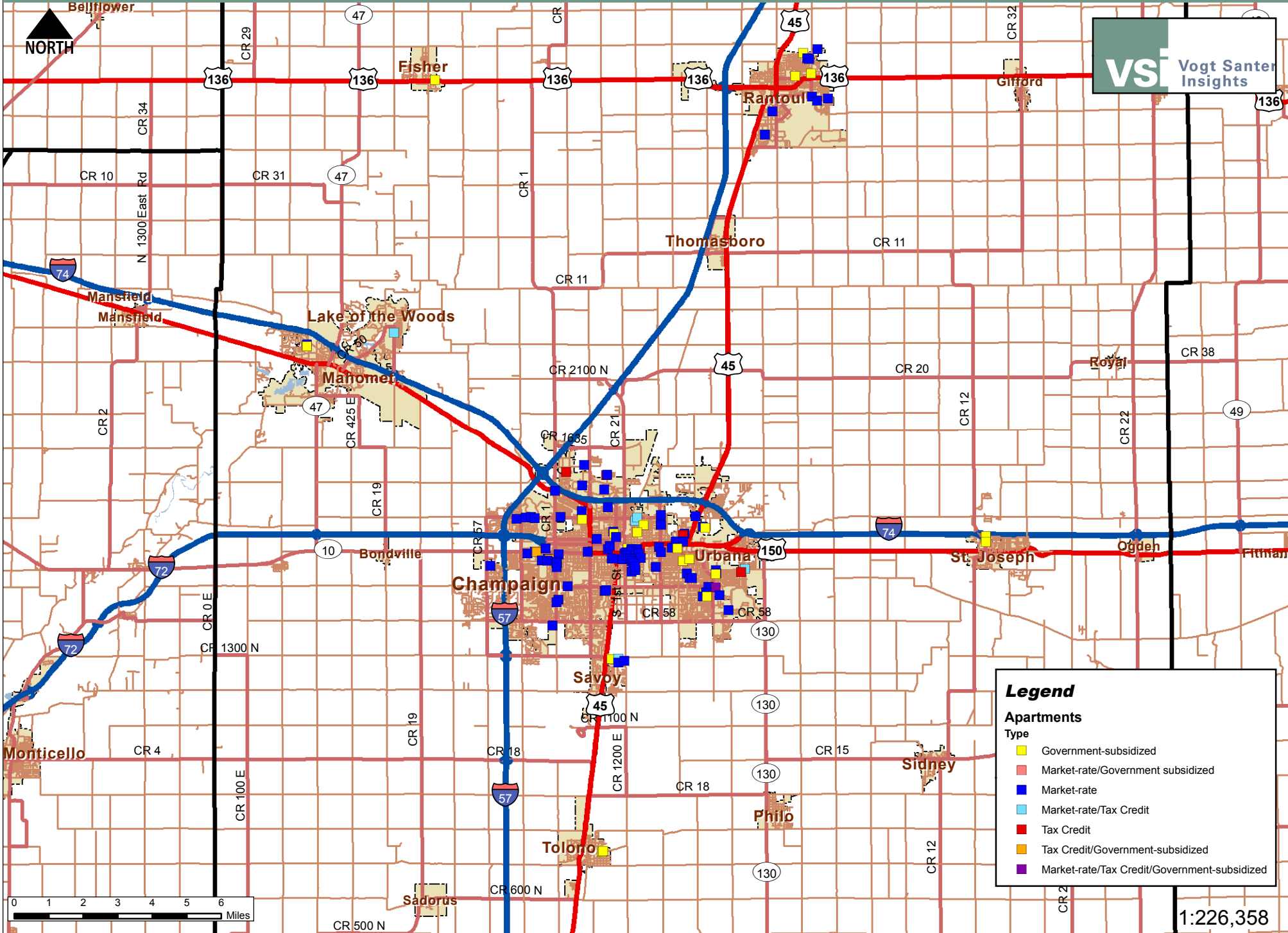
The field survey has been organized by the type of project surveyed. Properties have been color coded to reflect the project type. Projects have been designated as market-rate, Tax Credit, government-subsidized or a combination of the three project types. The field survey is organized as follows:

- Color-coded maps indicating each property surveyed and the project type on pages A-3 through A-13 followed by a list of properties surveyed on Pages A-14 through A-17.
- Distribution of non-subsidized, subsidized and Tax Credit units and vacancies in properties surveyed.
- Properties surveyed by name, address, telephone number, color-coded by key amenities, year built or renovated (if applicable), number of floors, total units, occupancy rate, quality rating, rent incentives and Tax Credit designation on pages A-20 through A-54. Housing Choice Vouchers and Rental Assistance are also noted here. Note that projects are organized by project type.
- Calculations of price per square foot (all utilities are adjusted to reflect similar utility responsibility). Data is summarized by unit type on Pages A-55 through A-62 with average for Champaign County on page A-63.
- The distribution of market-rate and non-subsidized Tax Credit units are provided by unit type and number of bedrooms on Pages A-64 through A-65. Note that the rents are adjusted to reflect common utility responsibility.
- An analysis of units added to the area by project construction date and, when applicable, by year of renovation on Page A-66.
- Aggregate data and distributions for all non-subsidized properties are provided for appliances, unit amenities and project amenities on Pages A-67 through A-68.

- Aggregation of projects by utility responsibility (market-rate and non-subsidized Tax Credit only) on Page A-69.
- A utility allowance worksheet on Page A-70.

Note that other than the property listing following the map, data is organized by project types. Market-rate properties (blue designation) are first followed by variations of market-rate and Tax Credit properties. Non-government subsidized Tax Credit properties are red and government-subsidized properties are yellow. See the color codes at the bottom of each page for specific project types.

Champaign County, IL: Surveyed Apartment Locations



Legend

Apartments

Type

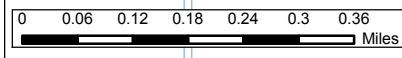
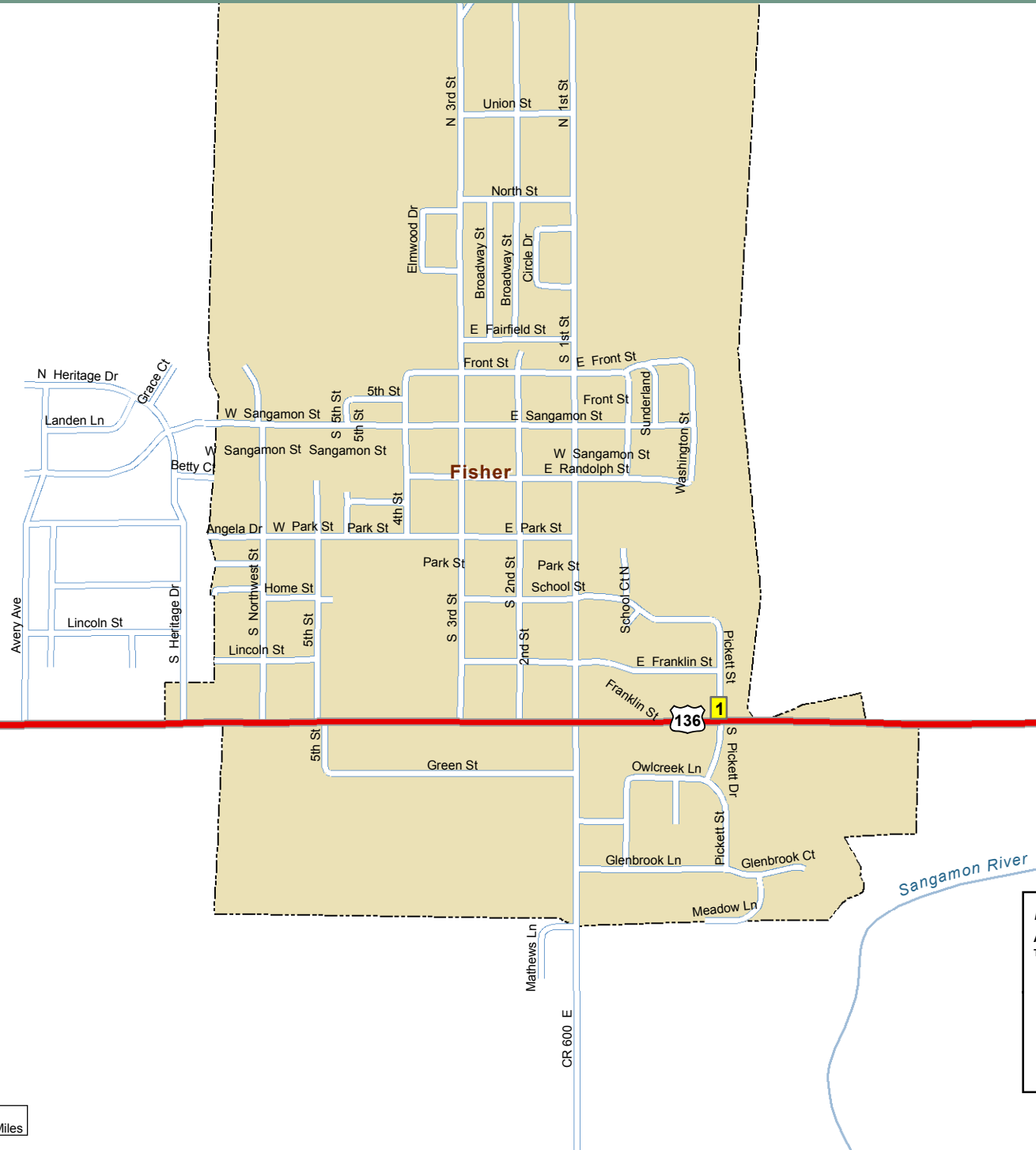
- Government-subsidized
- Market-rate/Government subsidized
- Market-rate
- Market-rate/Tax Credit
- Tax Credit
- Tax Credit/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized

1:226,358

Village of Fisher, IL: Surveyed Apartment Locations



NORTH



Legend

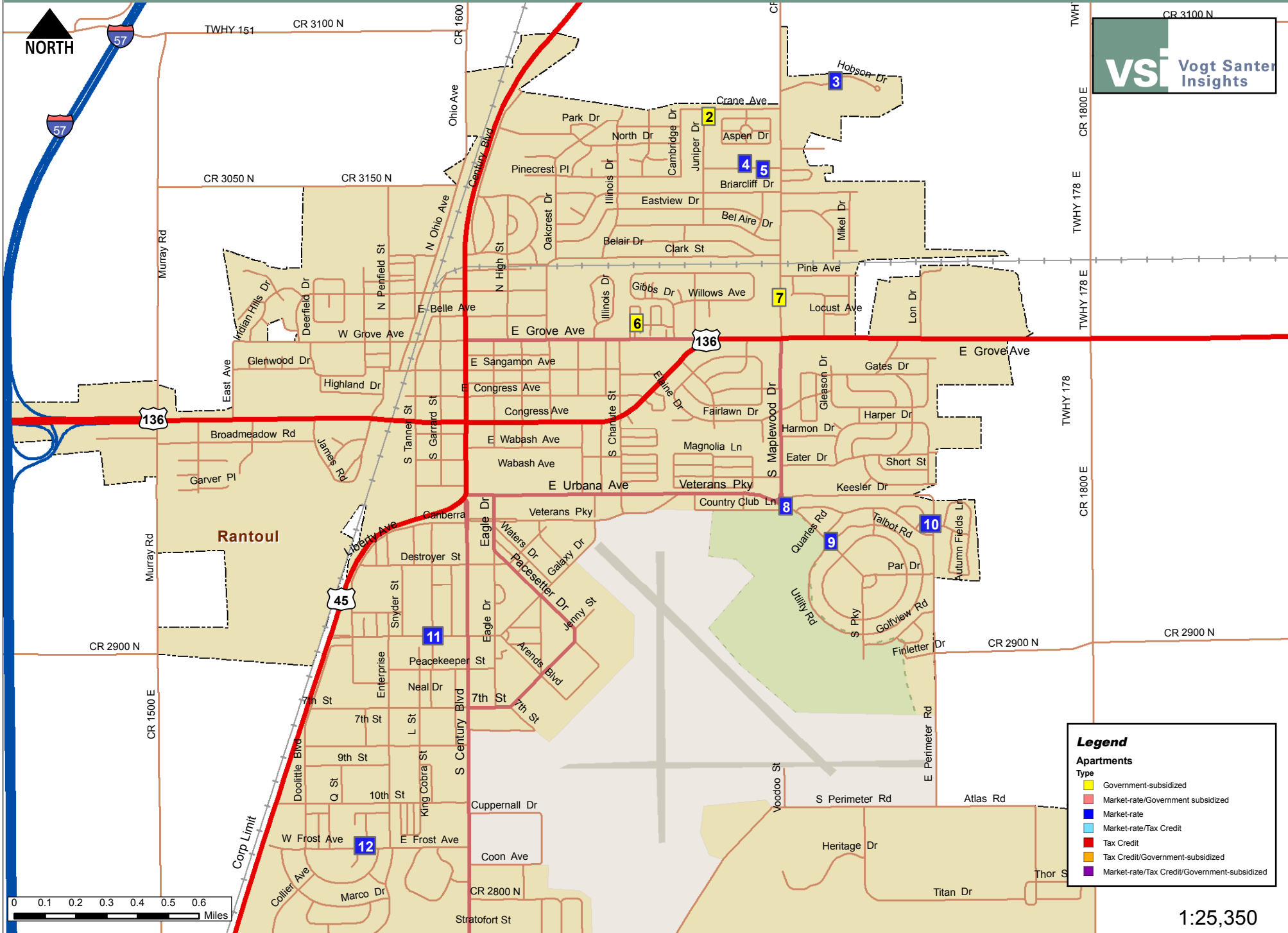
Apartments

Type

- Government-subsidized
- Market-rate/Government subsidized
- Market-rate
- Market-rate/Tax Credit
- Tax Credit
- Tax Credit/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized

1:13,196

Village of Rantoul, IL: Surveyed Apartment Locations

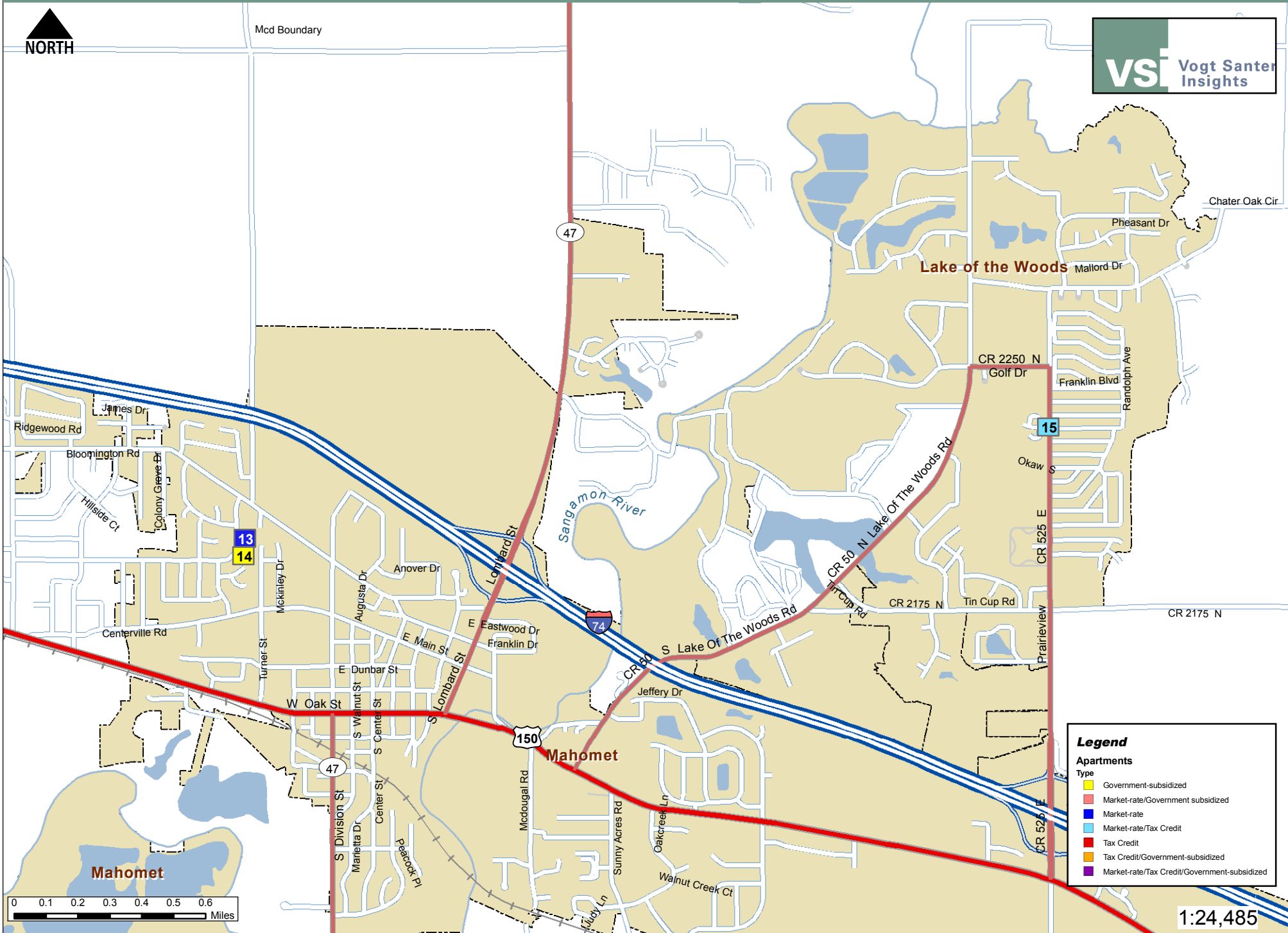


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Mahomet and Lake of the Woods, IL: Surveyed Apartment Locations



McD Boundary

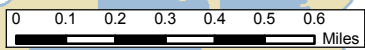


Legend

Apartments

Type

- Government-subsidized
- Market-rate/Government-subsidized
- Market-rate
- Market-rate/Tax Credit
- Tax Credit
- Tax Credit/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized



1:24,485

Champaign (North), IL: Surveyed Apartment Locations

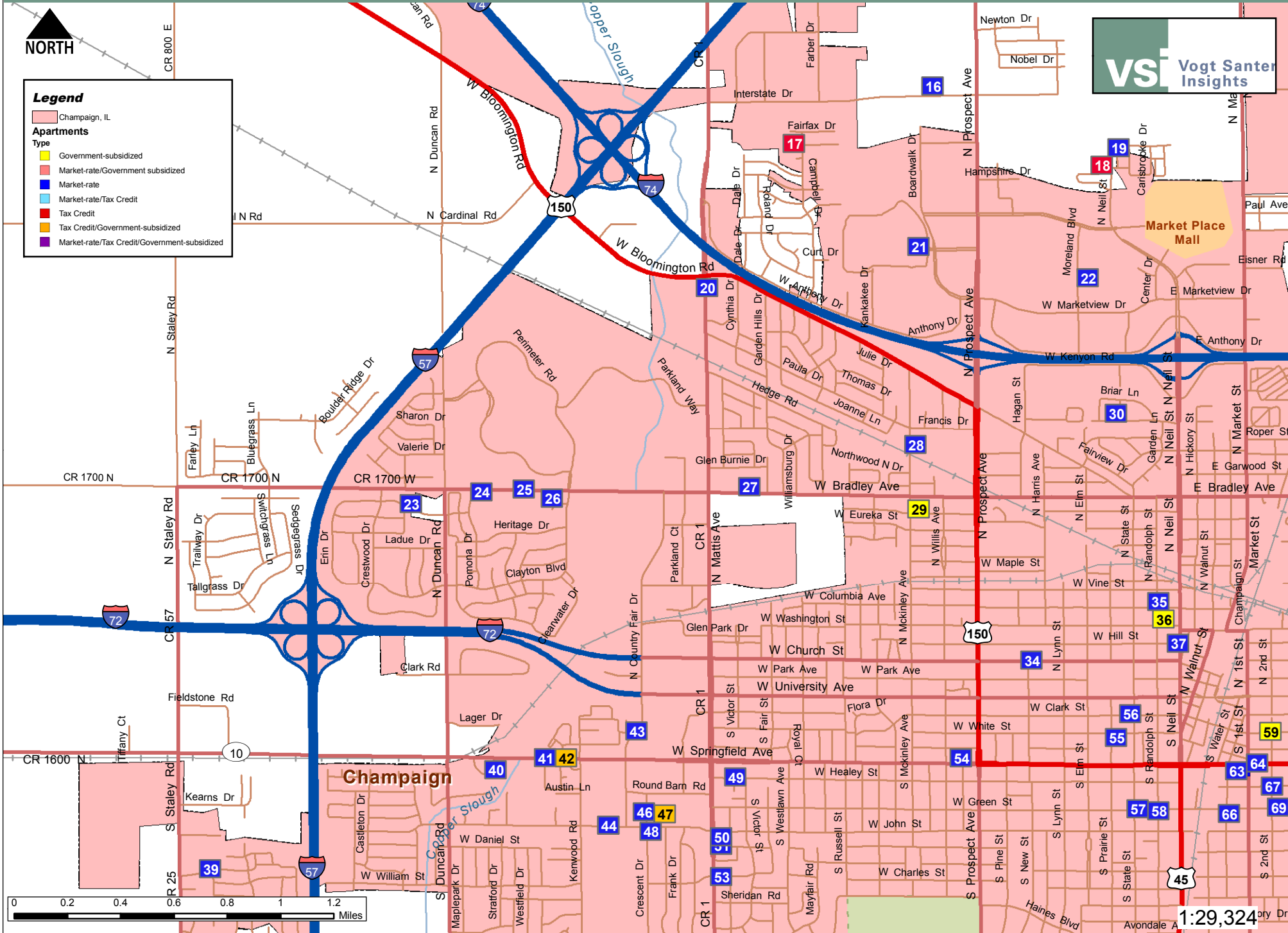


Legend

Champaign, IL

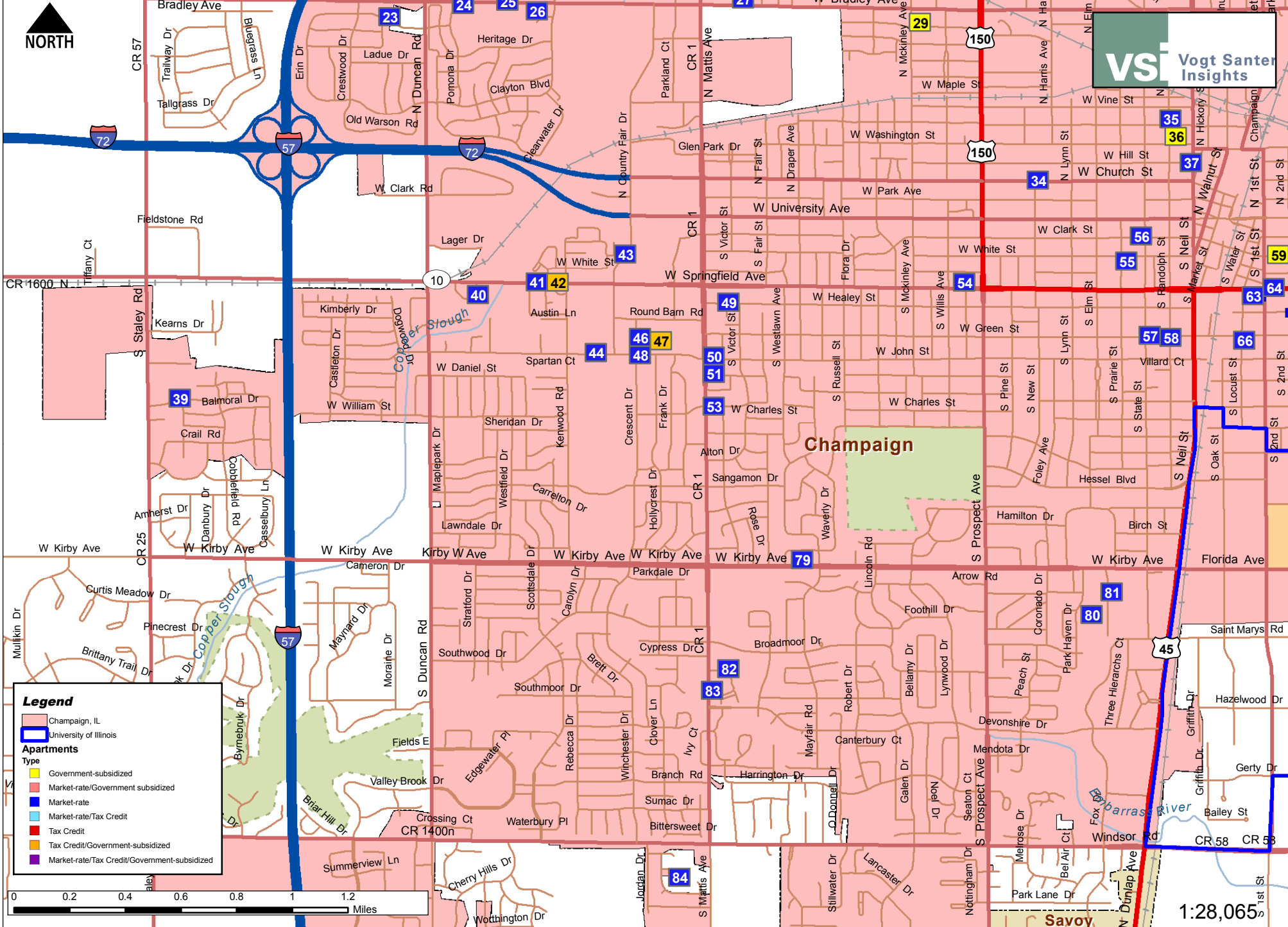
Apartments Type

- Government-subsidized
- Market-rate/Government subsidized
- Market-rate
- Market-rate/Tax Credit
- Tax Credit
- Tax Credit/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized

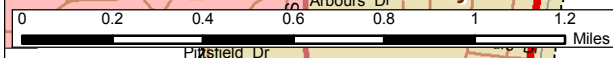
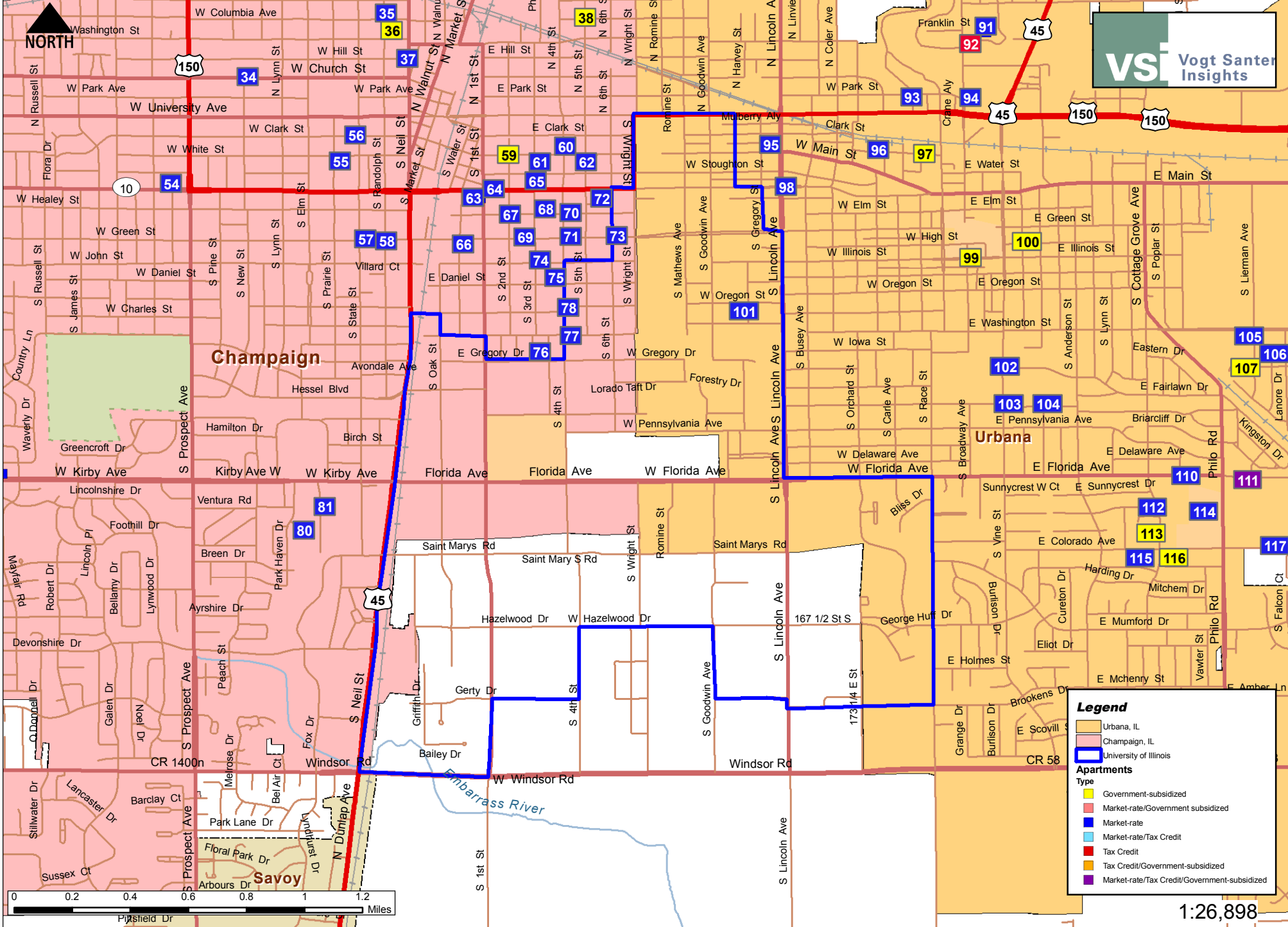


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Champaign (South), IL: Surveyed Apartment Locations



Champaign-Urbana (University of Illinois), IL: Surveyed Apartment Locations



Legend

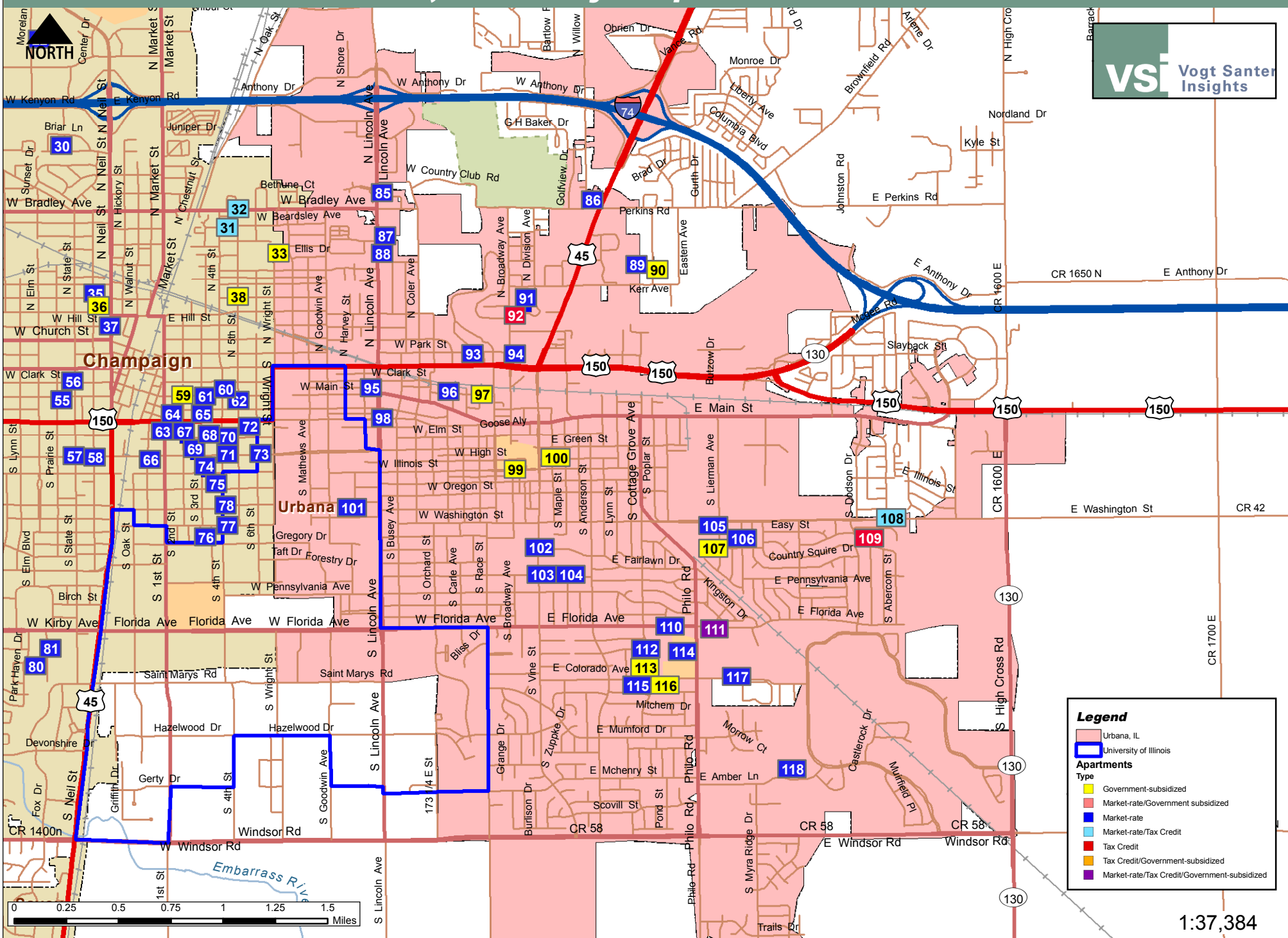
- Urbana, IL
- Champaign, IL
- University of Illinois

Apartments

- Government-subsidized
- Market-rate/Government subsidized
- Market-rate
- Market-rate/Tax Credit
- Tax Credit
- Tax Credit/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized

1:26,898

Urbana, IL: Surveyed Apartment Locations



Legend

- Urbana, IL
- University of Illinois

Apartments

Type

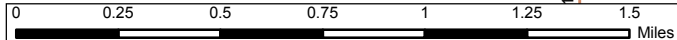
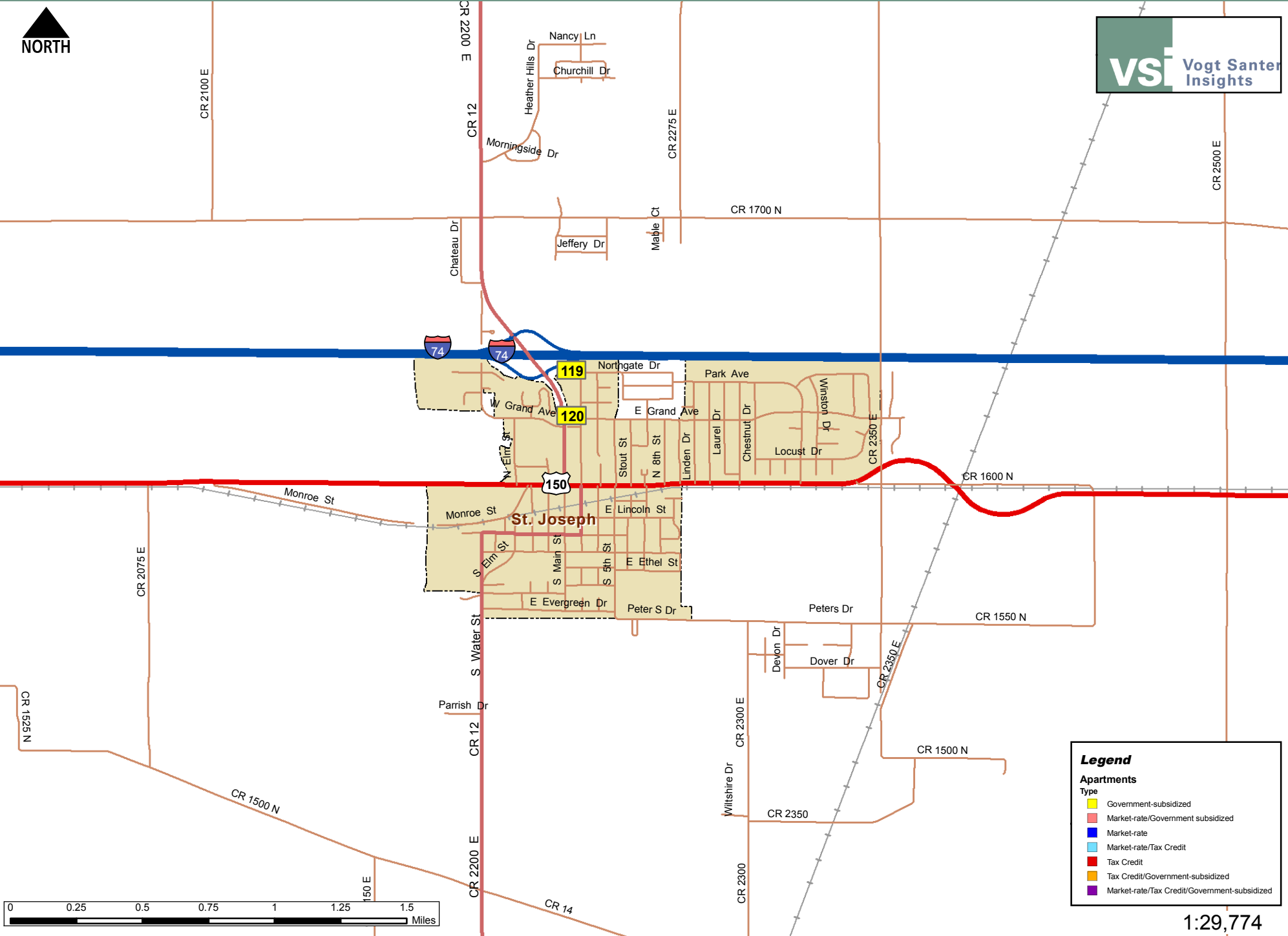
- Government-subsidized
- Market-rate/Government subsidized
- Market-rate
- Market-rate/Tax Credit
- Tax Credit
- Tax Credit/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized

1:37,384

St. Joseph, IL: Surveyed Apartment Locations



NORTH



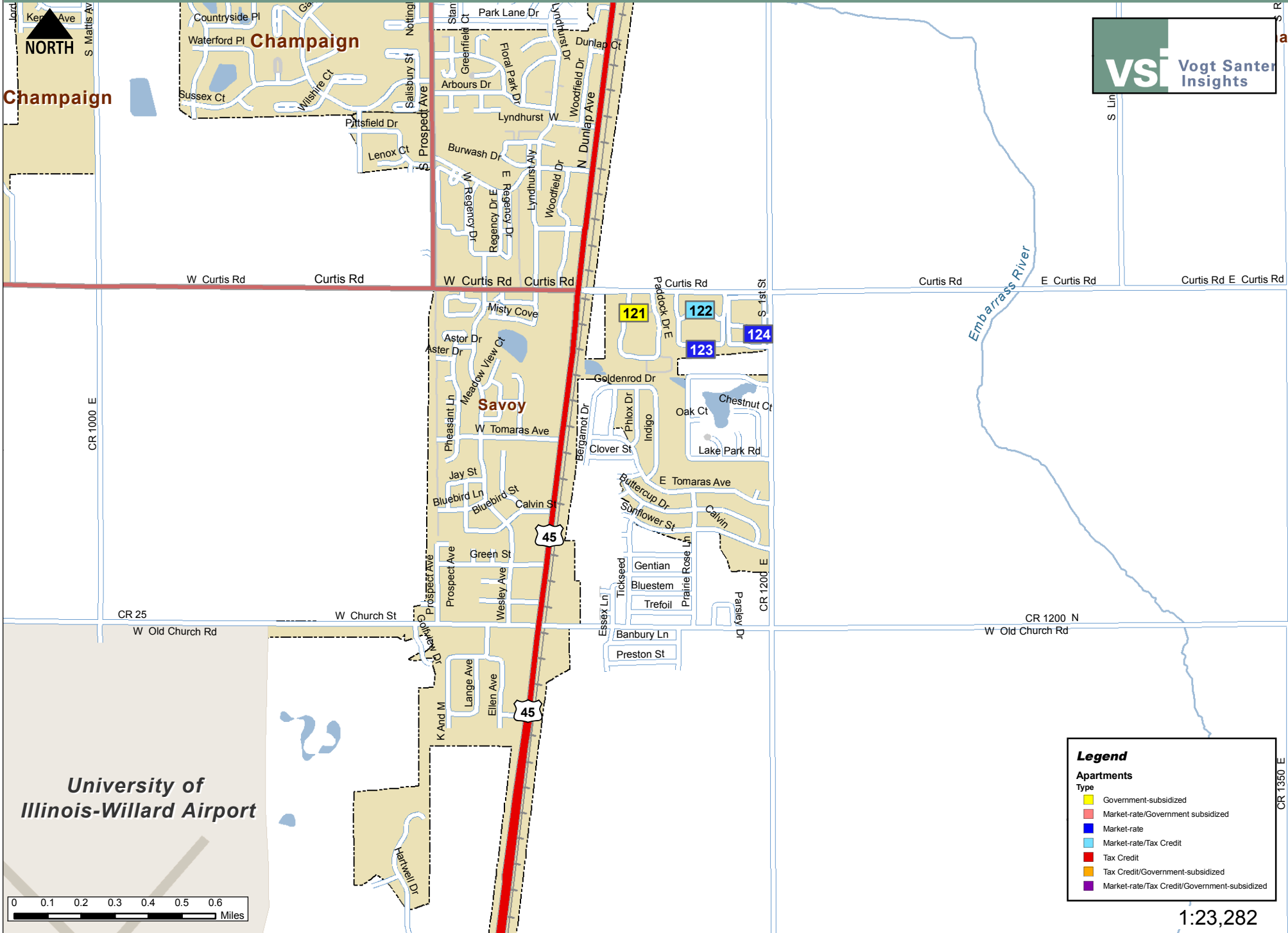
Legend

Apartments
Type

- Government-subsidized
- Market-rate/Government subsidized
- Market-rate
- Market-rate/Tax Credit
- Tax Credit
- Tax Credit/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized

1:29,774

Savoy, IL: Surveyed Apartment Locations

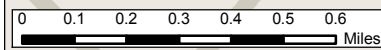


Champaign

Champaign

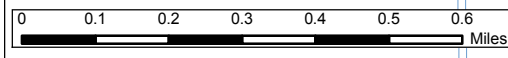
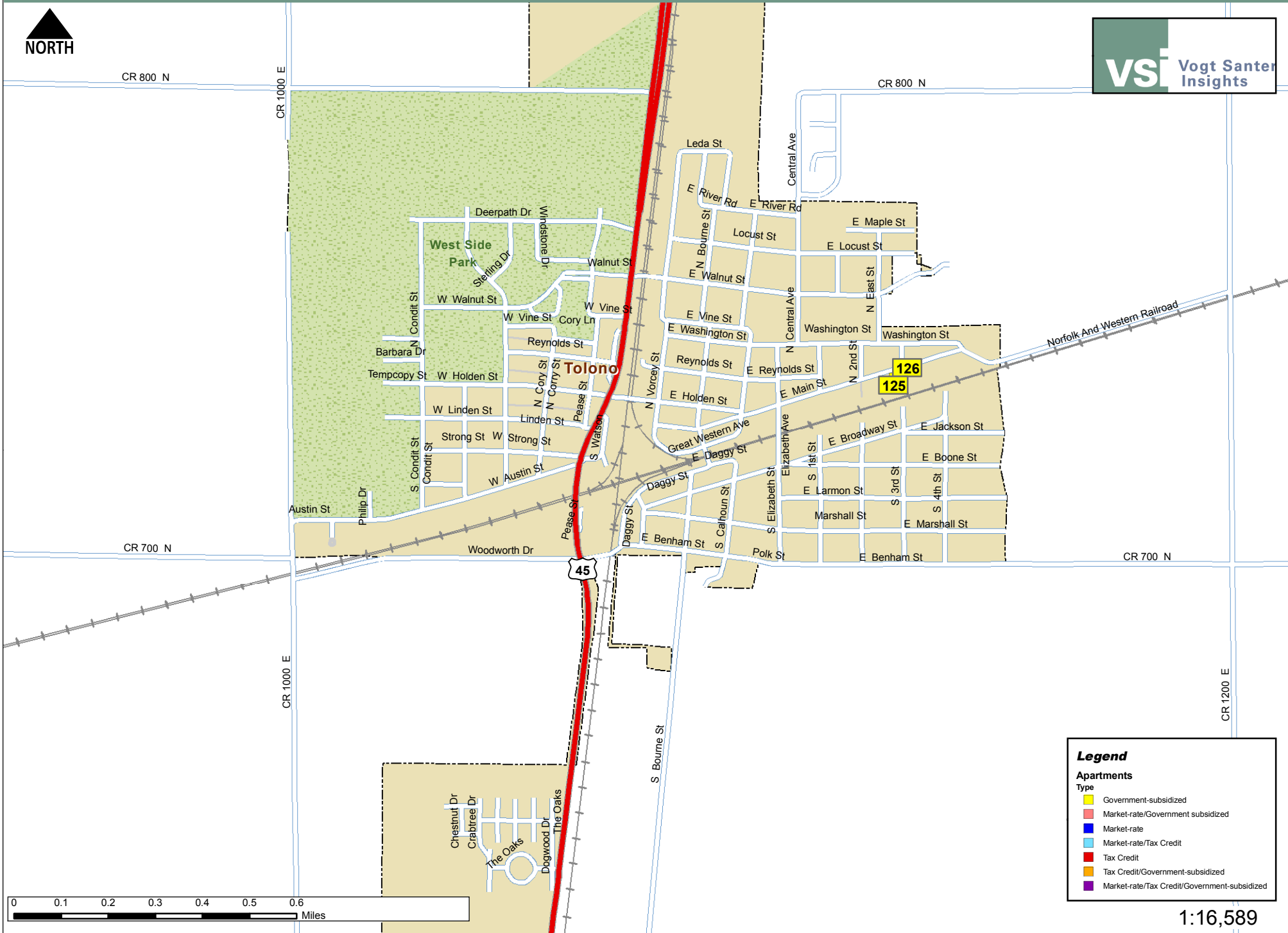
Savoy

University of Illinois-Willard Airport



1:23,282

Tolono, IL: Surveyed Apartment Locations



Legend

Apartments

Type

- Government-subsidized
- Market-rate/Government subsidized
- Market-rate
- Market-rate/Tax Credit
- Tax Credit
- Tax Credit/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized

1:16,589

MAP IDENTIFICATION LIST - CHAMPAIGN COUNTY, ILLINOIS

MAP ID	PROJECT NAME	PROJ. TYPE	YEAR BUILT	TOTAL UNITS	VACANT	OCC. RATE
1	Centennial Court	GSS	1980	24	5	79.2%
2	Village Apts.	GSS	2003	13	0	100.0%
3	Abbott Acres	MRR	1980	120	2	98.3%
4	Chanute Homes	MRR	1970	220	4	98.2%
5	Falcon Way Twnhms.	MRR	1970	200	6	97.0%
6	Mitchell Court	GSS	1941	100	0	100.0%
7	Youman Place	GSS	1966	20	0	100.0%
8	Golfview Village	MRR	1955	524	41	92.2%
9	Master's Twnhms.	MRR	1960	35	1	97.1%
10	Pheasant Ridge Duplexes	MRR	2001	89	4	95.5%
11	The Meadowlands	MRR	1970	64	14	78.1%
12	South Pointe Commons	MRR	1960	254	22	91.3%
13	The Timbers	MRR	1979	24	0	100.0%
14	Hillcrest Apts.	GSS	1985	16	0	100.0%
15	Meadowview Apts.	MRT	1990	40	3	92.5%
16	Waters Edge	MRR	2006	200	0	100.0%
17	Regency West Apts.	TAX	1960	141	5	96.5%
18	Town Center Apts.	TAX	1998	144	6	95.8%
19	Carisbrooke	MRR	2002	320	20	93.8%
20	Garden Village Apts.	MRR	1979	163	13	92.0%
21	Baytowne	MRR	1991	354	5	98.6%
22	88 West	MRR	2006	240	3	98.8%
23	Wellington Place	MRR	2003	141	7	95.0%
24	Tuscany Ridge	MRR	1979	117	0	100.0%
25	Twin Oaks	MRR	1999	113	3	97.3%
26	Tuscany Cove	MRR	1978	84	5	94.0%
27	Westgate	MRR	1978	380	50	86.8%
28	Garden Courts Apts.	MRR	1975	102	0	100.0%
29	Joann Dorsey Family Homes	GSS	1952	67	0	100.0%
30	Bay Harbor Apts.	MRR	1977	230	19	91.7%
31	Oakwood Trace Apts.	MRT	1964	50	1	98.0%
32	Douglass Square	MRT	2006	50	4	92.0%
33	Dunbar Court	GSS	1952	26	0	100.0%
34	705 W. Church St.	MRR	1970	24	0	100.0%
35	Gregory School Apts.	MRR	1910	14	1	92.9%
36	Washington Square	GSS	1980	104	0	100.0%

◆	Senior Restricted
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

* - Drive Distance (Miles)



Survey Date: August 2010

MAP IDENTIFICATION LIST - CHAMPAIGN COUNTY, ILLINOIS

MAP ID	PROJECT NAME	PROJ. TYPE	YEAR BUILT	TOTAL UNITS	VACANT	OCC. RATE
37	M2	MRR	2009	20	0	100.0%
38	Columbia Place	GSS	1962	16	0	100.0%
39	Prestwick Point Apts.	MRR	2008	24	0	100.0%
40	Ginger Creek	MRR	1992	104	9	91.3%
41	Barrington	MRR	2003	70	2	97.1%
42	Countrybrook Apts.	TGS	1983	150	0	100.0%
43	Country Fair	MRR	1964	504	14	97.2%
44	Victoria Point	MRR	1998	60	0	100.0%
45	The Refinery at Victoria Point	MRR	2004	23	0	100.0%
46	Round Barn	MRR	1974	72	0	100.0%
47	Round Barn Manor	TGS	1978	156	0	100.0%
48	Wood Crest	MRR	1979	40	3	92.5%
49	Colony Court Twnhms.	MRR	1970	24	0	100.0%
50	Westbury Park Twnhms.	MRR	1988	45	2	95.6%
51	Stoneleigh Court	MRR	1967	42	0	100.0%
52	Continental Plaza	MRR	1972	92	9	90.2%
53	Colonial Village	MRR	1970	39	2	94.9%
54	Stonegate Village	MRR	1974	194	20	89.7%
55	Prairie Place	MRR	1965	40	0	100.0%
56	Clark Street Apts.	MRR	1960	48	1	97.9%
57	Old Towne Center	MRR	1993	86	0	100.0%
58	John Randolph Atrium	MRR	1996	42	2	95.2%
59	Maurice Skelton Place	GSS	1966	84	0	100.0%
60	307 & 310 East White Apts.	MRR	1972	48	0	100.0%
61	306, 308 & 309 E. White Apts.	MRR	1970	29	0	100.0%
62	503, 505 & 508 E. White St. Apts.	MRR	1976	36	0	100.0%
63	Johnson Rentals	MRR	2001	32	0	100.0%
64	107 E. Springfield Ave.	MRR	1989	61	4	93.4%
65	Burnham 310 Apts.	MRR	2007	259	4	98.5%
66	51 East Green Street Apts.	MRR	2004	30	1	96.7%
67	201 E. Healey St.	MRR	1978	15	0	100.0%
68	Three-o-Nine Apts.	MRR	1995	110	5	95.5%
69	Park Place Towers	MRR	2003	58	0	100.0%
70	Healey Gardens	MRR	2001	64	3	95.3%
71	Skylight Court	MRR	1988	64	0	100.0%
72	509 Bash Ct.	MRR	1979	16	0	100.0%

◆	Senior Restricted
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

* - Drive Distance (Miles)



Survey Date: August 2010

MAP IDENTIFICATION LIST - CHAMPAIGN COUNTY, ILLINOIS

MAP ID	PROJECT NAME	PROJ. TYPE	YEAR BUILT	TOTAL UNITS	VACANT	OCC. RATE
73	Technology Plaza	MRR	2001	72	0	100.0%
74	T3 Towers	MRR	1971	136	2	98.5%
75	Daniel Tower	MRR	2000	36	0	100.0%
76	Arbor	MRR	1960	84	0	100.0%
77	1107 S. 4th St. Apts.	MRR	1980	49	0	100.0%
78	Illini Manor Apts.	MRR	1972	130	0	100.0%
79	McKinley at Champaign House	MRR	1965	84	6	92.9%
80	Champaign House	MRR	1962	84	0	100.0%
81	Hessel on the Park	MRR	1973	285	7	97.5%
82	Gentry Square	MRR	1990	144	9	93.8%
83	Century Square	MRR	1990	144	3	97.9%
84	Braun-Meyer Apts.	MRR	1982	86	7	91.9%
85	One North	MRR	1997	270	5	98.1%
86	Willowbrook Apts.	MRR	1983	50	2	96.0%
87	One South	MRR	1998	250	20	92.0%
88	Atrium Court	MRR	1989	60	2	96.7%
89	Town & Country	MRR	1970	662	33	95.0%
90	Center Apts.	GSS	1975	15	0	100.0%
91	Country Club	MRR	1974	108	2	98.1%
92	Crystal View Twnhms.	TAX	2010	70	0	100.0%
93	Central Park Apts.	MRR	1973	66	0	100.0%
94	101 W. Park	MRR	1976	12	1	91.7%
95	Lincoln Place Apts.	MRR	1970	60	0	100.0%
96	Landmark	MRR	1967	118	2	98.3%
97	Homestead Apts.	GSS	1998	25	0	100.0%
98	Bailey Apts.	MRR	1985	117	0	100.0%
99	Edge of Mall Apts.	GSS	1981	50	0	100.0%
100	James H. Hayes Jr. Homes	GSS	2008	6	0	100.0%
101	Gregory Place	MRR	2004	96	0	100.0%
102	Villa at Fairlawn	MRR	1975	153	2	98.7%
103	Michigan East	MRR	1970	96	2	97.9%
104	East Michigan	MRR	1995	96	0	100.0%
105	Urbana Twnhms.	MRR	1977	93	42	54.8%
106	Woodstone Apts.	MRR	1978	71	4	94.4%
107	Aspen Court	GSS	1971	66	0	100.0%
108	Prairie Green I, II & III	MRT	1995	152	0	100.0%

◆	Senior Restricted
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

* - Drive Distance (Miles)



Survey Date: August 2010

MAP IDENTIFICATION LIST - CHAMPAIGN COUNTY, ILLINOIS

MAP ID	PROJECT NAME	PROJ. TYPE	YEAR BUILT	TOTAL UNITS	VACANT	OCC. RATE
109	Rainbow Apts.	TAX	1995	72	0	100.0%
110	Crestview Commons	MRR	1968	144	21	85.4%
111	Florida House	TMG	1980	120	0	100.0%
112	Cottage Grove	MRR	2003	80	12	85.0%
113	Sunnycrest Manor Apts.	GSS	1978	101	0	100.0%
114	CPM	MRR	2003	80	14	82.5%
115	Colorado Trace	MRR	1972	48	8	83.3%
116	Oscar Steer Place	GSS	1972	104	0	100.0%
117	Stone Ridge Square	MRR	1997	160	2	98.8%
118	Amber Pointe	MRR	2003	212	0	100.0%
119	Village Apts. of Saint Joseph II	GSS	1970	24	0	100.0%
120	Village Apts. Of Saint Joseph I	GSS	1970	24	0	100.0%
121	Winfield Village	GSS	1971	348	8	97.7%
122	Parkview Apts.	MRT	2001	176	13	92.6%
123	The Village at Colbert Park	MRR	2006	279	11	96.1%
124	Indigo Place Apts.	MRR	2000	192	48	75.0%
125	Marigold Court	GSS	1978	24	2	91.7%
126	Ever April Apts.	GSS	1980	24	7	70.8%

PROJECT TYPE	PROJECTS SURVEYED	TOTAL UNITS	VACANT	OCCUPANCY RATE	U/C
MRR	92	11,310	568	95.0%	58
MRT	5	468	21	95.5%	0
TMG	1	120	0	100.0%	0
TAX	4	427	11	97.4%	0
TGS	2	306	0	100.0%	0
GSS	22	1,281	22	98.3%	74

Total units does not include units under construction.

◆	Senior Restricted
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

* - Drive Distance (Miles)



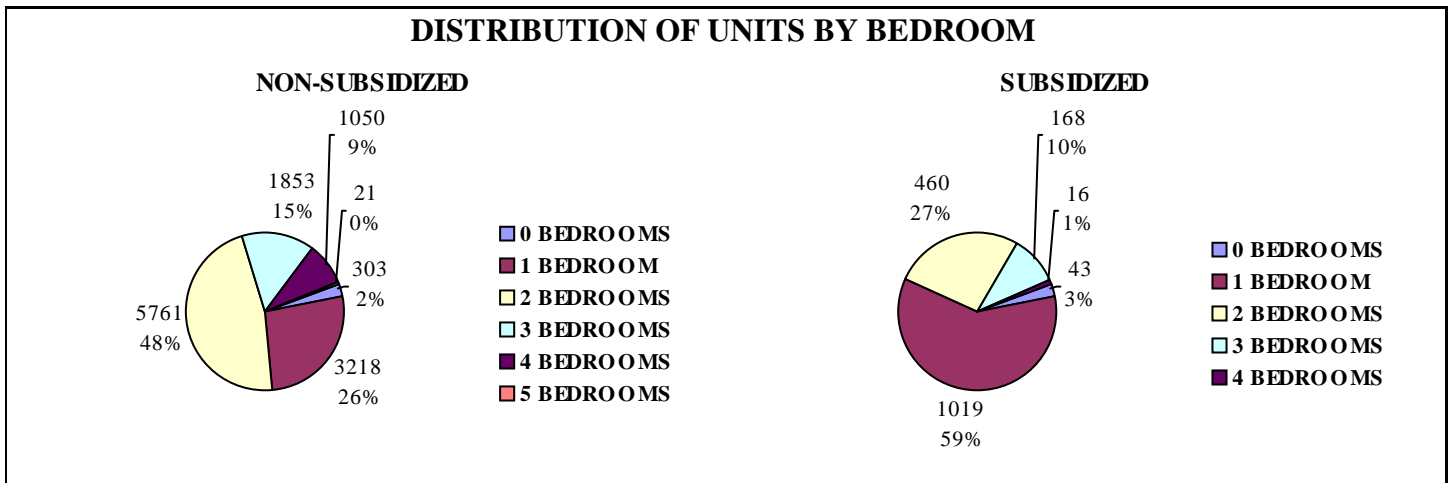
Survey Date: August 2010

DISTRIBUTION OF UNITS - CHAMPAIGN COUNTY, ILLINOIS


Market-Rate						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT	%VACANT	MEDIAN GROSS RENT
0	1	303	2.7%	6	2.0%	\$458
1	1	3,055	26.8%	119	3.9%	\$662
1	1.5	8	0.1%	0	0.0%	\$629
2	1	2,960	26.0%	143	4.8%	\$762
2	1.5	954	8.4%	64	6.7%	\$779
2	2	1,158	10.2%	65	5.6%	\$992
2	2.5	241	2.1%	6	2.5%	\$1,137
3	1	358	3.1%	36	10.1%	\$787
3	1.5	743	6.5%	44	5.9%	\$888
3	2	174	1.5%	17	9.8%	\$1,081
3	2.5	51	0.4%	0	0.0%	\$965
3	3	335	2.9%	25	7.5%	\$1,145
4	1	5	0.0%	0	0.0%	\$1,780
4	2	303	2.7%	19	6.3%	\$1,582
4	2.5	103	0.9%	2	1.9%	\$2,623
4	3	216	1.9%	13	6.0%	\$1,078
4	4	390	3.4%	11	2.8%	\$1,520
4	4.5	20	0.2%	2	10.0%	\$1,980
5	2	20	0.2%	0	0.0%	\$1,862
5	2.5	1	0.0%	0	0.0%	\$2,188
TOTAL		11,398	100.0%	572	5.0%	
58 UNITS UNDER CONSTRUCTION						
Tax Credit, Non-Subsidized						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT	%VACANT	MEDIAN GROSS RENT
1	1	155	19.2%	6	3.9%	\$578
2	1	376	46.5%	16	4.3%	\$688
2	1.5	72	8.9%	1	1.4%	\$724
3	1	51	6.3%	2	3.9%	\$749
3	1.5	21	2.6%	0	0.0%	\$794
3	2	120	14.9%	3	2.5%	\$921
4	2	13	1.6%	0	0.0%	\$880
TOTAL		808	100.0%	28	3.5%	
Tax Credit, Government-Subsidized						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT	%VACANT	MEDIAN GROSS RENT
0	1	4	0.9%	0	0.0%	N.A.
1	1	343	80.7%	0	0.0%	N.A.
2	1	24	5.6%	0	0.0%	N.A.
2	1.5	34	8.0%	0	0.0%	N.A.
3	2.5	20	4.7%	0	0.0%	N.A.
TOTAL		425	100.0%	0	0.0%	


DISTRIBUTION OF UNITS - CHAMPAIGN COUNTY, ILLINOIS


Government-Subsidized						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT	%VACANT	
0	1	39	3.0%	0	0.0%	N.A.
1	1	676	52.8%	8	1.2%	N.A.
2	1	165	12.9%	14	8.5%	N.A.
2	1.5	223	17.4%	0	0.0%	N.A.
2	2	14	1.1%	0	0.0%	N.A.
3	1	48	3.7%	0	0.0%	N.A.
3	1.5	88	6.9%	0	0.0%	N.A.
3	2	12	0.9%	0	0.0%	N.A.
4	1	8	0.6%	0	0.0%	N.A.
4	1.5	4	0.3%	0	0.0%	N.A.
4	2	4	0.3%	0	0.0%	N.A.
TOTAL		1,281	100.0%	22	1.7%	
74 UNITS UNDER CONSTRUCTION						
GRAND TOTAL		13,912	-	622	4.5%	




SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

1 Centennial Court			
	Address 504 Pickett St. Fisher, IL 61843 Year Built 1980 Comments RD 515; Has RA (17 units)	Phone (217) 268-3051 (Contact in person) Contact Tamia	Total Units 24 Vacancies 5 Occupied 79.2% Floors 2 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

2 Village Apts.			
	Address 1300 Crane Ave. Rantoul, IL 61866 Year Built 2003 Comments PRAC 811; Square footage estimated; 1 manager unit not included in total units	Phone (217) 893-8065 (Contact in person) Contact Carey	Total Units 13 Vacancies 0 Occupied 100.0% Floors 2 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

3 Abbott Acres			
	Address 1505 Hobson Dr. Rantoul, IL 61866 Year Built 1980 Comments Total units & unit mix estimated	Phone (217) 893-4888 (Contact in person) Contact Pam	Total Units 120 Vacancies 2 Occupied 98.3% Floors 2 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		


4 Chanute Homes			
	Address 909 N. Maplewood Dr. Rantoul, IL 61866 Year Built 1970 Comments	Phone (217) 892-9400 (Contact in person) Contact Amber	Total Units 220 Vacancies 4 Occupied 98.2% Floors 2 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		


Project Type
■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized


Survey Date: August 2010




SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

5 Falcon Way Twnhms.		
	Address 909 Maplewood Dr. Rantoul, IL 61866 Phone (217) 892-9400 (Contact in person) Year Built 1970 Contact Amber Comments Townhomes have washer/dryer hookups	Total Units 200 Vacancies 6 Occupied 97.0% Floors 2 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center	

6 Mitchell Court		
	Address 200 Mitchell Ct. Rantoul, IL 61866 Phone (217) 892-2711 (Contact in person) Year Built 1941 Renovated 2010 Contact Stan Comments Local non-profit subsidy; Does not accept HCV	Total Units 100 Vacancies 0 Occupied 100.0% Floors 1,2 Waiting List 200 households
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center	


7 Youman Place		
	Address 308 N. Maplewood Dr. Rantoul, IL 61866 Phone (217) 378-7100 (Contact in person) Year Built 1966 Contact Patty Comments Public Housing	Total Units 20 Vacancies 0 Occupied 100.0% Floors 1 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center	


8 Golfview Village		
	Address 620 Willow Pond Rd. Rantoul, IL 61866 Phone (217) 893-1818 (Contact in person) Year Built 1955 Contact Angie Comments Does not accept HCV; Flooring options include tile, partial carpet or full carpet; Rent range based on flooring options Incentives \$250 off 1st month's rent with 12-month lease	Total Units 524 Vacancies 41 Occupied 92.2% Floors 2 Waiting List 4-br: 10 households
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center	


Project Type
■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
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■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized

Survey Date: August 2010

SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

9 Master's Twnhms.		
	Address Willow Pond Rd. Rantoul, IL 61866 Year Built 1960 Comments Phone (217) 892-2711 (Contact in person) Contact Sam	Total Units 35 Vacancies 1 Occupied 97.1% Floors 2 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center	

10 Pheasant Ridge Duplexes		
	Address 628 Autumn Fields Ln. Rantoul, IL 61866 Year Built 2001 Comments Phone (217) 892-8257 (Contact in person) Contact Nicole	Total Units 89 Vacancies 4 Occupied 95.5% Floors 1 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center	

11 The Meadowlands		
	Address 710 Snyder St. Rantoul, IL 61866 Year Built 1970 Comments Does not accept HCV; Unit mix estimated; Vacancies attributed to property location Incentives \$300 off 1st month's rent Phone (217) 892-2100 (Contact in person) Contact Mr. Wang	Total Units 64 Vacancies 14 Occupied 78.1% Floors 2 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center	

12 South Pointe Commons		
No Picture on File	Address 200 W. Frost Ave. Rantoul, IL 61866 Year Built 1960 Comments Incentives \$99 deposit Phone (217) 892-4555 (Contact in person) Contact Evelyn	Total Units 254 Vacancies 22 Occupied 91.3% Floors 2 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input checked="" type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center	


Project Type


■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized


Survey Date: August 2010




SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

13 The Timbers			
	Address 400 Dianne Ln. Mahomet, IL 61853 Year Built 1979 Comments	Phone (217) 841-1481 (Contact in person) Contact Joe	Total Units 24 Vacancies 0 Occupied 100.0% Floors 2 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

14 Hillcrest Apts.			
	Address 300 N. Dianne Ln. Mahomet, IL 61853 Year Built 1985 Comments RD 515; Has RA (16 units); Square footage estimated	Phone (217) 359-3527 (Contact in person) Contact Cathy	Total Units 16 Vacancies 0 Occupied 100.0% Floors 2 Waiting List 12 households
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

15 Meadowview Apts.			
	Address Prairieview Rd. & Middletown Dr. Mahomet, IL 61853 Year Built 1990 Comments Market-rate (4 units); 50% & 60% AMHI (36 units); 3-br units have washer/dryer hook-up; Mix estimated by manager	Phone (217) 586-6773 (Contact in person) Contact Robin	Total Units 40 Vacancies 3 Occupied 92.5% Floors 2 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input checked="" type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		


16 Waters Edge			
	Address 936 Waterview Wy. Champaign, IL 61822 Year Built 2006 Comments Opened 6/2006, 95% leased by 7/18/2007; Pet fee: \$20	Phone (217) 398-2100 (Contact in person) Contact Linsey	Total Units 200 Vacancies 0 Occupied 100.0% Floors 2 Waiting List 50 households
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input checked="" type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input checked="" type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input checked="" type="checkbox"/> Computer Center		


Project Type


■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized


Survey Date: August 2010

SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

17 Regency West Apts.									
	Address	3 Hanover Ct. Champaign, IL 61821	Phone (217) 398-1264 <small>(Contact in person)</small>	Total Units	141				
	Year Built	1960	Contact Anibal	Vacancies	5				
	Comments	50% AMHI; Year built estimated; One manager unit not in total			Occupied	96.5%			
				Floors	1				
				Waiting List	None				
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			

18 Town Center Apts.									
	Address	2413 N. Neil St. Champaign, IL 61820	Phone (217) 355-6711 <small>(Contact in person)</small>	Total Units	144				
	Year Built	1998	Contact Lisa	Vacancies	6				
	Comments	40% & 60% AMHI; Unit mix estimated; Vacancies attributed to evictions; 5% student, not designated			Occupied	95.8%			
				Floors	3				
				Waiting List	40% AMHI: 12-18 mos.				
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input checked="" type="checkbox"/> Computer Center			


19 Carisbrooke									
	Address	2407 Hampshire Dr. Champaign, IL 61820	Phone (217) 359-0248 <small>(Contact in person)</small>	Total Units	320				
	Year Built	2002	Contact Elise	Vacancies	20				
	Comments	50%-60% student, not designated			Occupied	93.8%			
				Floors	2				
				Waiting List	None				
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input checked="" type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			


20 Garden Village Apts.									
	Address	2000 N. Mattis Ave. Champaign, IL 61821	Phone (217) 378-4683 <small>(Contact in person)</small>	Total Units	163				
	Year Built	1979	Contact Barbara	Vacancies	13				
	Comments	Unit mix estimated; Accepts HCV (approximately 10)			Occupied	92.0%			
				Floors	2,2.5				
				Waiting List	None				
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			


Project Type
■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized




SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

21 Baytowne		
	Address 1000 Baytowne Dr. Champaign, IL 61822 Phone (217) 352-1000 (Contact in person) Year Built 1991 Comments Vacancies estimated Incentives \$500 look and lease Contact Amy	Total Units 354 Vacancies 5 Occupied 98.6% Floors 2, 3 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input checked="" type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input checked="" type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center	

22 88 West		
	Address 2001 Moreland Blvd. Champaign, IL 61822 Phone (217) 344-8800 (Contact in person) Year Built 2006 Comments 80% student, not designated; Reported rents can be divided among tenants Contact Isiah	Total Units 240 Vacancies 3 Occupied 98.8% Floors 3 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input checked="" type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input checked="" type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input checked="" type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center	

23 Wellington Place		
	Address 3002 Edward Hoffman Dr. Champaign, IL 61822 Phone (217) 359-0248 (Contact in person) Year Built 2003 Comments 50%-60% student, not designated; Sixteen 2-br units U/C; Rent range based on floor level Contact Maria	Total Units 141 Vacancies 7 Occupied 95.0% Floors 2 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input checked="" type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center	

24 Tuscany Ridge		
	Address 1182 Pomona Dr. Champaign, IL 61821 Phone (217) 359-5665 (Contact in person) Year Built 1979 Comments Higher rent units have walk-out basements; 15 privately owned units not in total Contact Dan	Total Units 117 Vacancies 0 Occupied 100.0% Floors 2, 3 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center	


Project Type


■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized


Survey Date: August 2010




SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

25 Twin Oaks	
	Address 2427 W. Bradley Ave. Champaign, IL 61821 Phone (217) 359-0248 (Contact in person) Year Built 1999 Contact Maria Comments 50% -60% student, not designated; Higher-rent units are on 2nd-floor; Manager's office is offsite at Wellington Place
	Total Units 113 Vacancies 3 Occupied 97.3% Floors 2 Waiting List None
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center

26 Tuscany Cove	
	Address 2408 Highview Ct. Champaign, IL 61821 Phone (217) 352-2700 (Contact in person) Year Built 1978 Contact Lori Comments 50% student, not designated; 12-month leases; 1-br & higher-rent 3-br units have washer/dryer, some others have w/d hookups; Last building built in 2000
	Total Units 84 Vacancies 5 Occupied 94.0% Floors 2, 3 Waiting List None
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input checked="" type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center

27 Westgate	
	Address 1600 W. Bradley Ave. Champaign, IL 61821 Phone (217) 359-5330 (Contact in person) Year Built 1978 Contact Whitney Comments 6-mo., 9.5-mo. & 12-mo. leases; Mix est. by mgmnt; Larger 2-br units have washer/dryer hookups; Vacancies attributed to evictions, crime & condition of property
	Total Units 380 Vacancies 50 Occupied 86.8% Floors 2,3 Waiting List None
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input checked="" type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center


28 Garden Courts Apts.	
	Address 1001 Francis Ct. Champaign, IL 61821 Phone (217) 359-4652 (Contact in person) Year Built 1975 Contact Penny Comments
	Total Units 102 Vacancies 0 Occupied 100.0% Floors 2.5 Waiting List None
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center


Project Type


Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized




SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

29 Joann Dorsey Family Homes									
	Address 1102 N. McKinley Ave. Champaign, IL 61820			Phone (217) 337-3345 (Contact in person)			Total Units 67		
	Year Built 1952 Renovated 1990			Contact Patty			Vacancies 0		
Comments Public Housing; Square footage estimated									
Occupied 100.0%									
Floors 1,2									
Waiting List 1-1.5 years									
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			

30 Bay Harbor Apts.									
	Address 404 Edgebrook Dr. Champaign, IL 61802			Phone (217) 355-1220 (Contact in person)			Total Units 230		
	Year Built 1977			Contact Lynn			Vacancies 19		
Comments 50% student, not designated; Accepts HCV (less than 10%); Square footage estimated by management; Rent range based on interior upgrades & decks									
Occupied 91.7%									
Floors 2,3									
Waiting List None									
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			

31 Oakwood Trace Apts.									
	Address 304 E. Beardsly Ave. Champaign, IL 61820			Phone (217) 355-5500 (Contact in person)			Total Units 50		
	Year Built 1964 Renovated 2002			Contact Stacy			Vacancies 1		
Comments Market-rate (11 units); 30% & 60% AMHI (39 units); HOME Funds; Accepts HCV (21)									
Occupied 98.0%									
Floors 2									
Waiting List None									
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			

32 Douglass Square									
	Address 414 Nathaniel Burch Dr. Champaign, IL 61820			Phone (217) 355-4950 (Contact in person)			Total Units 50		
	Year Built 2006			Contact David			Vacancies 4		
Comments Market-rate (5 units); 40%, 50% & 60% AMHI (45 units); 3- & 4-br units have washer/dryer included									
Occupied 92.0%									
Floors 1,2									
Waiting List None									
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			


Project Type


Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized


Survey Date: August 2010




SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

33 Dunbar Court								
	Address	1208 N. Wright St. Urbana, IL 61801		Phone	(217) 378-7100 (Contact in person)		Total Units	26
	Year Built	1952		Contact			Vacancies	0
	Comments	Public Housing					Occupied	100.0%
							Floors	1,2
							Waiting List	None
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse		
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator		
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center		

34 705 W. Church St.								
	Address	705 W. Church St. Champaign, IL 61820		Phone	(217) 239-5816 (Contact in person)		Total Units	24
	Year Built	1970		Contact	Dave		Vacancies	0
	Comments	50% student, not designated					Occupied	100.0%
							Floors	2
							Waiting List	None
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse		
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator		
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center		

35 Gregory School Apts.								
	Address	202 W. Columbia St. Champaign, IL 61820		Phone	(217) 841-4549 (Contact in person)		Total Units	14
	Year Built	1910	Renovated	2000	Contact	Chris		Vacancies
	Comments	Square footage estimated					Occupied	92.9%
							Floors	2.5
							Waiting List	None
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse		
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator		
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center		


36 Washington Square								
	Address	108 W. Washington St. Champaign, IL 61820		Phone	(217) 337-3360 (Contact in person)		Total Units	104
	Year Built	1980		Contact	Patty		Vacancies	0
	Comments	Public Housing, Housing Authority of Champaign County; Also serves disabled; Square footage estimated					Occupied	100.0%
							Floors	6
							Waiting List	4-6 months Senior Restricted (55+)
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse		
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator		
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center		


Project Type	
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized


Survey Date: August 2010




SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

37 M2			
	Address 301 N. Neil St. Champaign, IL 61820 Year Built 2009 Comments	Phone (217) 531-1122 (Contact in person) Contact Name not given	Total Units 20 Vacancies 0 Occupied 100.0% Floors 9 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input checked="" type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

38 Columbia Place			
	Address 503 E. Columbia Ave. Champaign, IL 61820 Year Built 1962 Comments Public Housing	Phone (217) 378-7100 (Contact in person) Contact Patty, Ed	Total Units 16 Vacancies 0 Occupied 100.0% Floors 1 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

39 Prestwick Point Apts.			
	Address 706 Inverness Rd. Champaign, IL 61820 Year Built 2008 Comments	Phone (217) 359-8952 (Contact in person) Contact Carolyn	Total Units 24 Vacancies 0 Occupied 100.0% Floors 2 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

40 Ginger Creek			
	Address 401 Ginger Bend Dr. Champaign, IL 61821 Year Built 1992 Comments 30%-40% student, not designated; Several 1-br units are lofts; Stackable washer/dryer in 1-br units	Phone (217) 352-1129 (Contact in person) Contact Julie	Total Units 104 Vacancies 9 Occupied 91.3% Floors 2, 3 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		


Project Type


Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized


Survey Date: August 2010




SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

41 Barrington	
	Address 2541 W. Springfield Ave. Champaign, IL 61821 Phone (217) 359-0248 (Contact in person) Year Built 2003 Comments 50%-60% student, not designated; 12-month leases only Incentives \$250 security deposit
	Total Units 70 Vacancies 2 Occupied 97.1% Floors 2 Waiting List None
Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det)
<input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC	<input checked="" type="checkbox"/> Window AC <input checked="" type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up
<input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room	<input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center

42 Countrybrook Apts.	
	Address 2502 W. Springfield Ave. Champaign, IL 61821 Phone (217) 356-1879 (Contact in person) Year Built 1983 Renovated 2004 Comments 60% AMHI & HUD Section 8; Unit mix estimated; 2- & 3-br units have washer/dryer hookups Incentives
	Total Units 150 Vacancies 0 Occupied 100.0% Floors 2,3 Waiting List 2-5 years
<input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher	<input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det)
<input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up
<input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room	<input checked="" type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center

43 Country Fair	
	Address 2106 W. White St. Champaign, IL 61821 Phone (217) 359-3713 (Contact in person) Year Built 1964 Comments 9-month lease-\$55/month extra; 20%-25% student, not designated Incentives Reported rents are specials
	Total Units 504 Vacancies 14 Occupied 97.2% Floors 2.5 Waiting List None
<input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher	<input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det)
<input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC	<input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up
<input checked="" type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center

44 Victoria Point	
	Address 2304 W. John St. Champaign, IL 61821 Phone (217) 328-3030 (Contact in person) Year Built 1998 Comments 12-month leases only; 40% student, not designated; Water, sewer & trash pickup yearly fee: \$85-\$125 Incentives
	Total Units 60 Vacancies 0 Occupied 100.0% Floors 2 Waiting List None
<input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det)
<input checked="" type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> Window AC <input checked="" type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up
<input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room	<input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center


Project Type


Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized


Survey Date: August 2010




SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

45 The Refinery at Victoria Point	
	Address 2300 W. John St. Champaign, IL 61821 Phone (217) 328-3030 (Contact in person) Year Built 2004 Contact Jessica Comments 40% student, not designated; Health club on 1st floor; Owner lives in one 3-br unit; Yearly fee for water, sewer & trash pickup: \$85-\$125
	Total Units 23 Vacancies 0 Occupied 100.0% Floors 3 Waiting List None
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input checked="" type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center

46 Round Barn	
	Address 501 Crescent Dr. Champaign, IL 61821 Phone (217) 352-4104 (Contact in person) Year Built 1974 Contact Nikki Comments 20% student, not designated
	Total Units 72 Vacancies 0 Occupied 100.0% Floors 3 Waiting List None
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center

47 Round Barn Manor	
	Address 2000 W. John St. Champaign, IL 61821 Phone (217) 351-9090 (Contact in person) Year Built 1978 Renovated 2007 Contact Lois Comments 60% AMHI & HUD Section 8; Also serves disabled
	Total Units 156 Vacancies 0 Occupied 100.0% Floors 3 Waiting List 6 months Senior Restricted (62+)
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input checked="" type="checkbox"/> Elevator <input type="checkbox"/> Computer Center


48 Wood Crest	
	Address 702 Crescent Dr. Champaign, IL 61821 Phone (217) 328-3030 (Contact in person) Year Built 1979 Contact Jessica Comments 50% student, not designated; Garages are under living space; Water, sewer & trash (yearly): \$85-\$125
	Total Units 40 Vacancies 3 Occupied 92.5% Floors 3 Waiting List None
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center


Project Type
■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized


Survey Date: August 2010




SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

49 Colony Court Twnhms.									
	Address	1703 W. Healey St. Champaign, IL 61821	Phone (217) 352-3410 <small>(Contact in person)</small>	Total Units	24				
	Year Built	1970	Contact Paula	Vacancies	0				
	Comments	5%-10% student, not designated; 1-bath units have washer/dryer			Occupied	100.0%			
				Floors	2				
				Waiting List	None				
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input checked="" type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			

50 Westbury Park Twnhms.									
	Address	725 S. Mattis Ave. Champaign, IL 61821	Phone (217) 356-4012 <small>(Contact in person)</small>	Total Units	45				
	Year Built	1988	Contact Tiffany	Vacancies	2				
	Comments				Occupied	95.6%			
				Floors	2				
				Waiting List	None				
	Incentives	\$250 off October rent							
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input checked="" type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			

51 Stoneleigh Court									
	Address	800 S. Mattis Ave. Champaign, IL 61821	Phone (217) 352-1129 <small>(Contact in person)</small>	Total Units	42				
	Year Built	1967	Contact Beth	Vacancies	0				
	Comments				Occupied	100.0%			
				Floors	3				
				Waiting List	None				
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			


52 Continental Plaza									
	Address	801 S. Mattis Ave. Champaign, IL 61821	Phone (217) 352-1129 <small>(Contact in person)</small>	Total Units	92				
	Year Built	1972	Contact Julie	Vacancies	9				
	Comments	30%-40% student, not designated			Occupied	90.2%			
				Floors	2				
				Waiting List	None				
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			


Project Type
■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized


Survey Date: August 2010




SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

53 Colonial Village																		
	Address 1003 S. Mattis Ave. Champaign, IL 61821 Year Built 1970 Comments	Phone (217) 352-1129 (Contact in person) Contact Julie	Total Units 39 Vacancies 2 Occupied 94.9% Floors 2 Waiting List None															
	Key Appliances & Amenities <table border="0"> <tr> <td><input checked="" type="checkbox"/> Range</td> <td><input type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input type="checkbox"/> Window AC</td> <td><input type="checkbox"/> Pool</td> <td><input type="checkbox"/> Clubhouse</td> </tr> <tr> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input type="checkbox"/> Washer/Dryer</td> <td><input type="checkbox"/> On-Site Mgmt</td> <td><input type="checkbox"/> Elevator</td> </tr> <tr> <td><input checked="" type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input checked="" type="checkbox"/> Central AC</td> <td><input checked="" type="checkbox"/> W/D Hook-up</td> <td><input type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room
<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse													
<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator													
<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center													

54 Stonegate Village																		
	Address 2403 W. Springfield Ave. Champaign, IL 61821 Year Built 1974 Comments Select 2-br units are lofts; 30%-40% student, not designated	Phone (217) 352-1129 (Contact in person) Contact Julie	Total Units 194 Vacancies 20 Occupied 89.7% Floors 3 Waiting List None															
	Key Appliances & Amenities <table border="0"> <tr> <td><input checked="" type="checkbox"/> Range</td> <td><input type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input type="checkbox"/> Window AC</td> <td><input checked="" type="checkbox"/> Pool</td> <td><input type="checkbox"/> Clubhouse</td> </tr> <tr> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input type="checkbox"/> Washer/Dryer</td> <td><input type="checkbox"/> On-Site Mgmt</td> <td><input type="checkbox"/> Elevator</td> </tr> <tr> <td><input checked="" type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input checked="" type="checkbox"/> Central AC</td> <td><input type="checkbox"/> W/D Hook-up</td> <td><input checked="" type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room
<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse													
<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator													
<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center													


55 Prairie Place																		
	Address 310-316 S. Prairie St. Champaign, IL 61820 Year Built 1965 Comments 30%-40% student, not designated	Phone (217) 352-1129 (Contact in person) Contact Beth	Total Units 40 Vacancies 0 Occupied 100.0% Floors 2 Waiting List None															
	Key Appliances & Amenities <table border="0"> <tr> <td><input checked="" type="checkbox"/> Range</td> <td><input type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input checked="" type="checkbox"/> Window AC</td> <td><input type="checkbox"/> Pool</td> <td><input type="checkbox"/> Clubhouse</td> </tr> <tr> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input type="checkbox"/> Washer/Dryer</td> <td><input type="checkbox"/> On-Site Mgmt</td> <td><input type="checkbox"/> Elevator</td> </tr> <tr> <td><input type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input checked="" type="checkbox"/> Central AC</td> <td><input type="checkbox"/> W/D Hook-up</td> <td><input checked="" type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room
<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse													
<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator													
<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center													

56 Clark Street Apts.																		
	Address 312 W. Clark St. Champaign, IL 61820 Year Built 1960 Comments	Phone (217) 352-1129 (Contact in person) Contact Anna	Total Units 48 Vacancies 1 Occupied 97.9% Floors 3 Waiting List None															
	Key Appliances & Amenities <table border="0"> <tr> <td><input checked="" type="checkbox"/> Range</td> <td><input type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input checked="" type="checkbox"/> Window AC</td> <td><input type="checkbox"/> Pool</td> <td><input type="checkbox"/> Clubhouse</td> </tr> <tr> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input type="checkbox"/> Washer/Dryer</td> <td><input type="checkbox"/> On-Site Mgmt</td> <td><input type="checkbox"/> Elevator</td> </tr> <tr> <td><input type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input type="checkbox"/> Central AC</td> <td><input type="checkbox"/> W/D Hook-up</td> <td><input checked="" type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room
<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse													
<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator													
<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center													

Project Type
■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized



SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS


57 Old Towne Center									
	Address 301-303 W. Green St. Champaign, IL 61820			Phone (217) 328-3770 (Contact in person)			Total Units 86		
	Year Built 1993			Contact Jennifer			Vacancies 0		
Comments 80% student, not designated						Occupied 100.0%			
						Floors 2,5,3			
						Waiting List None			
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator			
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			
58 John Randolph Atrium									
	Address 609 S. Randolph St. Champaign, IL 61820			Phone (217) 359-3527 (Contact in person)			Total Units 42		
	Year Built 1996			Contact Sherri			Vacancies 2		
Comments 95% student, not designated; Four-bedroom units are individually leased						Occupied 95.2%			
						Floors 3			
						Waiting List None			
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input checked="" type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			
59 Maurice Skelton Place									
	Address 302 S. Second St. Champaign, IL 61820			Phone (217) 378-7100 (Contact in person)			Total Units 84		
	Year Built 1966			Contact Patty			Vacancies 0		
Comments Public Housing						Occupied 100.0%			
						Floors 8			
						Waiting List 6-8 months			
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			
60 307 & 310 East White Apts.									
	Address 307 & 310 E. White St. Champaign, IL 61820			Phone (217) 352-3182 (Contact in person)			Total Units 48		
	Year Built 1972			Contact Meg			Vacancies 0		
Comments 95% student, not designated; Water \$15/month						Occupied 100.0%			
						Floors 2,5			
						Waiting List None			
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			


Project Type


■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized


Survey Date: August 2010

SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

61 306, 308 & 309 E. White Apts.							
	Address	306, 308 & 309 E. White St. Champaign, IL 61820	Phone	(217) 352-3182 <small>(Contact in person)</small>	Total Units	29	
	Year Built	1970	Contact	Meg	Vacancies	0	
	Comments	95% student, not designated			Occupied	100.0%	
					Floors	4	
					Waiting List	None	
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse	
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator	
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center	

62 503, 505 & 508 E. White St. Apts.							
	Address	503, 505 & 508 E. White St. Champaign, IL 61820	Phone	(217) 352-3182 <small>(Contact in person)</small>	Total Units	36	
	Year Built	1976	Contact	Meg	Vacancies	0	
	Comments	95% student, not designated; Water \$15/month			Occupied	100.0%	
					Floors	4	
					Waiting List	None	
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse	
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator	
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center	

63 Johnson Rentals							
	Address	508 S. First St. Champaign, IL 61820	Phone	(217) 351-1767 <small>(Contact in person)</small>	Total Units	32	
	Year Built	2001	Contact	Mike	Vacancies	0	
	Comments				Occupied	100.0%	
					Floors	4	
					Waiting List	None	
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse	
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator	
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center	


64 107 E. Springfield Ave.							
	Address	107 E. Springfield Ave. Champaign, IL 61820	Phone	(217) 328-3030 <small>(Contact in person)</small>	Total Units	61	
	Year Built	1989	Contact	Jerome	Vacancies	4	
	Comments	100% student, not designated			Occupied	93.4%	
					Floors	3	
					Waiting List	None	
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse	
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator	
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center	


Project Type	
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized


Survey Date: August 2010




SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

65 Burnham 310 Apts.	
	Address 310 E. Springfield Ave. Champaign, IL 61820 Phone (217) 689-4848 (Contact in person) Year Built 2007 Contact Kristy Comments 75% student, not designated; Began preleasing 11/2007; \$40 cap per person for utilities Incentives 2-br reported rent discounted
	Total Units 259 Vacancies 4 Occupied 98.5% Floors 18 Waiting List None
Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det)
<input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC	<input checked="" type="checkbox"/> Window AC <input checked="" type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up
<input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room	<input checked="" type="checkbox"/> Clubhouse <input checked="" type="checkbox"/> Elevator <input checked="" type="checkbox"/> Computer Center

66 51 East Green Street Apts.	
	Address 51 E. Green St. Champaign, IL 61820 Phone (217) 328-3030 (Contact in person) Year Built 2004 Contact Jerome Comments 95% student, not designated
	Total Units 30 Vacancies 1 Occupied 96.7% Floors 4.5 Waiting List None
<input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det)
<input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up
<input checked="" type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center


67 201 E. Healey St.	
	Address 201 E. Healey St. Champaign, IL 61830 Phone (217) 359-6108 (Contact in person) Year Built 1978 Contact Michelle Comments
	Total Units 15 Vacancies 0 Occupied 100.0% Floors 3 Waiting List None
<input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher	<input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det)
<input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC	<input type="checkbox"/> Window AC <input checked="" type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up
<input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room	<input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center

68 Three-o-Nine Apts.	
	Address 309 E. Green St. Champaign, IL 61820 Phone (217) 351-8900 (Contact in person) Year Built 1995 Contact Nick Comments 95% student, not designated; Does not accept HCV
	Total Units 110 Vacancies 5 Occupied 95.5% Floors 25 Waiting List None
<input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det)
<input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> Window AC <input checked="" type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up
<input checked="" type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room	<input type="checkbox"/> Clubhouse <input checked="" type="checkbox"/> Elevator <input type="checkbox"/> Computer Center

Project Type
■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized

Survey Date: August 2010

SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS


69 Park Place Towers									
	Address 202 E. Green St. Champaign, IL 61820			Phone (217) 328-3770 (Contact in person)			Total Units 58		
	Year Built 2003			Contact Jennifer			Vacancies 0		
Comments 95% student, not designated; 1st-floor retail; 12-month lease only						Occupied 100.0%			
						Floors 8			
						Waiting List None			
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input checked="" type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator			
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			
70 Healey Gardens									
	Address 408 E. Healey St. Champaign, IL 61820			Phone (217) 328-3030 (Contact in person)			Total Units 64		
	Year Built 2001			Contact Jackie			Vacancies 3		
Comments 95% student						Occupied 95.3%			
						Floors 4			
						Waiting List None			
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input checked="" type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator			
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			
71 Skylight Court									
	Address 410 E. Green St. Champaign, IL 61820			Phone (217) 328-3770 (Contact in person)			Total Units 64		
	Year Built 1988			Contact Jennifer			Vacancies 0		
Comments 95% student, not designated; 1st-floor retail; 12-month lease only						Occupied 100.0%			
						Floors 5			
						Waiting List None			
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator			
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			
72 509 Bash Ct.									
	Address 509 Bash Ct. Champaign, IL 61820			Phone (217) 352-3182 (Contact in person)			Total Units 16		
	Year Built 1979			Contact Meg			Vacancies 0		
Comments 100% student, not designated						Occupied 100.0%			
						Floors 5			
						Waiting List None			
Key Appliances & Amenities	<input type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			


Project Type


■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized


Survey Date: August 2010

SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

73 Technology Plaza																		
	<p>Address 616 E. Green St. Champaign, IL 61820</p> <p>Year Built 2001</p> <p>Comments 100% student, not designated; First-floor retail; Also called Green Street Towers</p>	<p>Phone (217) 359-6108 (Contact in person)</p> <p>Contact Emily</p>	<p>Total Units 72</p> <p>Vacancies 0</p> <p>Occupied 100.0%</p> <p>Floors 8</p> <p>Waiting List None</p>															
	<p>Key Appliances & Amenities</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> Range</td> <td><input checked="" type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input type="checkbox"/> Window AC</td> <td><input type="checkbox"/> Pool</td> <td><input type="checkbox"/> Clubhouse</td> </tr> <tr> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input checked="" type="checkbox"/> Washer/Dryer</td> <td><input type="checkbox"/> On-Site Mgmt</td> <td><input checked="" type="checkbox"/> Elevator</td> </tr> <tr> <td><input checked="" type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input checked="" type="checkbox"/> Central AC</td> <td><input checked="" type="checkbox"/> W/D Hook-up</td> <td><input type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input checked="" type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room
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74 T3 Towers																		
	<p>Address 302 E. John St. Champaign, IL 61820</p> <p>Year Built 1971</p> <p>Comments 95% student, not designated; 12-month lease only</p>	<p>Phone (217) 367-0720 (Contact in person)</p> <p>Contact Wayne</p>	<p>Total Units 136</p> <p>Vacancies 2</p> <p>Occupied 98.5%</p> <p>Floors 21</p> <p>Waiting List None</p>															
	<p>Key Appliances & Amenities</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> Range</td> <td><input checked="" type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input type="checkbox"/> Window AC</td> <td><input type="checkbox"/> Pool</td> <td><input type="checkbox"/> Clubhouse</td> </tr> <tr> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input type="checkbox"/> Washer/Dryer</td> <td><input checked="" type="checkbox"/> On-Site Mgmt</td> <td><input checked="" type="checkbox"/> Elevator</td> </tr> <tr> <td><input checked="" type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input checked="" type="checkbox"/> Central AC</td> <td><input type="checkbox"/> W/D Hook-up</td> <td><input checked="" type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room
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75 Daniel Tower																		
	<p>Address 304 E. Daniel St. Champaign, IL 61820</p> <p>Year Built 2000</p> <p>Comments</p>	<p>Phone (217) 328-3030 (Contact in person)</p> <p>Contact Brie</p>	<p>Total Units 36</p> <p>Vacancies 0</p> <p>Occupied 100.0%</p> <p>Floors 7</p> <p>Waiting List None</p>															
	<p>Key Appliances & Amenities</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> Range</td> <td><input checked="" type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input type="checkbox"/> Window AC</td> <td><input type="checkbox"/> Pool</td> <td><input type="checkbox"/> Clubhouse</td> </tr> <tr> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input checked="" type="checkbox"/> Washer/Dryer</td> <td><input type="checkbox"/> On-Site Mgmt</td> <td><input checked="" type="checkbox"/> Elevator</td> </tr> <tr> <td><input checked="" type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input checked="" type="checkbox"/> Central AC</td> <td><input checked="" type="checkbox"/> W/D Hook-up</td> <td><input type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input checked="" type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room
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76 Arbor																		
	<p>Address 1107 S. 3rd St. Champaign, IL 61820</p> <p>Year Built 1960</p> <p>Comments 95% student, not designated</p>	<p>Phone (217) 356-1873 (Contact in person)</p> <p>Contact Lisa</p>	<p>Total Units 84</p> <p>Vacancies 0</p> <p>Occupied 100.0%</p> <p>Floors 2.5</p> <p>Waiting List None</p>															
	<p>Key Appliances & Amenities</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> Range</td> <td><input type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input checked="" type="checkbox"/> Window AC</td> <td><input type="checkbox"/> Pool</td> <td><input type="checkbox"/> Clubhouse</td> </tr> <tr> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input type="checkbox"/> Washer/Dryer</td> <td><input type="checkbox"/> On-Site Mgmt</td> <td><input type="checkbox"/> Elevator</td> </tr> <tr> <td><input type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input type="checkbox"/> Central AC</td> <td><input type="checkbox"/> W/D Hook-up</td> <td><input checked="" type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room
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Project Type


■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized


Survey Date: August 2010

SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

77 1107 S. 4th St. Apts.			
	Address 1107 S. 4th St. Apts. Champaign, IL 61820 Year Built 1980 Comments 95% student, not designated; Select units have patio/deck/balcony	Phone (217) 352-3182 (Contact in person) Contact Meg	Total Units 49 Vacancies 0 Occupied 100.0% Floors 6 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input checked="" type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

78 Illini Manor Apts.			
	Address 401 E. Chalmers St. Champaign, IL 61820 Year Built 1972 Comments	Phone (217) 337-7990 (Contact in person) Contact Emily	Total Units 130 Vacancies 0 Occupied 100.0% Floors 5.5 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input checked="" type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

79 McKinley at Champaign House			
	Address 1507 W. Kirby Ave. Champaign, IL 61821 Year Built 1965 Renovated 2005 Comments Some 2-br units are upgraded	Phone (217) 356-4012 (Contact in person) Contact Stephanie	Total Units 84 Vacancies 6 Occupied 92.9% Floors 2.5 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

80 Champaign House			
	Address 1862 Valley Rd. Champaign, IL 61820 Year Built 1962 Comments	Phone (217) 356-4012 (Contact in person) Contact Amanda	Total Units 84 Vacancies 0 Occupied 100.0% Floors 2,2.5 Waiting List 5-6 households
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input checked="" type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		


Project Type


Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized


Survey Date: August 2010




SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

81 Hessel on the Park																		
	Address 1862 Valley Rd. Champaign, IL 61820 Year Built 1973 Comments Furnished units include utilities	Phone (217) 356-4012 (Contact in person) Contact Stephanie	Total Units 285 Vacancies 7 Occupied 97.5% Floors 2, 2.5 Waiting List None															
	Key Appliances & Amenities <table border="0"> <tr> <td><input checked="" type="checkbox"/> Range</td> <td><input type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input type="checkbox"/> Window AC</td> <td><input checked="" type="checkbox"/> Pool</td> <td><input type="checkbox"/> Clubhouse</td> </tr> <tr> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input type="checkbox"/> Washer/Dryer</td> <td><input checked="" type="checkbox"/> On-Site Mgmt</td> <td><input type="checkbox"/> Elevator</td> </tr> <tr> <td><input checked="" type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input checked="" type="checkbox"/> Central AC</td> <td><input type="checkbox"/> W/D Hook-up</td> <td><input checked="" type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room
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82 Gentry Square																		
	Address 1712 Gentry Square Ln. Champaign, IL 61821 Year Built 1990 Comments Townhomes have fireplaces	Phone (217) 356-2533 (Contact in person) Contact Michelle	Total Units 144 Vacancies 9 Occupied 93.8% Floors 2,3 Waiting List None															
	Key Appliances & Amenities <table border="0"> <tr> <td><input checked="" type="checkbox"/> Range</td> <td><input type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input type="checkbox"/> Window AC</td> <td><input checked="" type="checkbox"/> Pool</td> <td><input checked="" type="checkbox"/> Clubhouse</td> </tr> <tr> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input checked="" type="checkbox"/> Carport</td> <td><input type="checkbox"/> Washer/Dryer</td> <td><input checked="" type="checkbox"/> On-Site Mgmt</td> <td><input type="checkbox"/> Elevator</td> </tr> <tr> <td><input checked="" type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input checked="" type="checkbox"/> Central AC</td> <td><input checked="" type="checkbox"/> W/D Hook-up</td> <td><input checked="" type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input checked="" type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room
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83 Century Square																		
	Address 1712 Century Square Ln. Champaign, IL 61821 Year Built 1990 Comments Does not accept HCV	Phone (217) 356-2533 (Contact in person) Contact Jessica	Total Units 144 Vacancies 3 Occupied 97.9% Floors 2,3 Waiting List None															
	Key Appliances & Amenities <table border="0"> <tr> <td><input checked="" type="checkbox"/> Range</td> <td><input type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input type="checkbox"/> Window AC</td> <td><input checked="" type="checkbox"/> Pool</td> <td><input checked="" type="checkbox"/> Clubhouse</td> </tr> <tr> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input checked="" type="checkbox"/> Carport</td> <td><input type="checkbox"/> Washer/Dryer</td> <td><input checked="" type="checkbox"/> On-Site Mgmt</td> <td><input type="checkbox"/> Elevator</td> </tr> <tr> <td><input checked="" type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input checked="" type="checkbox"/> Central AC</td> <td><input checked="" type="checkbox"/> W/D Hook-up</td> <td><input type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input checked="" type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room
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84 Braun-Meyer Apts.																		
	Address 1905 Nancy Ct. Champaign, IL 61822 Year Built 1982 Comments	Phone (217) 355-3311 (Contact in person) Contact Adam	Total Units 86 Vacancies 7 Occupied 91.9% Floors 2 Waiting List None															
	Key Appliances & Amenities <table border="0"> <tr> <td><input checked="" type="checkbox"/> Range</td> <td><input type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input type="checkbox"/> Window AC</td> <td><input type="checkbox"/> Pool</td> <td><input type="checkbox"/> Clubhouse</td> </tr> <tr> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input type="checkbox"/> Washer/Dryer</td> <td><input checked="" type="checkbox"/> On-Site Mgmt</td> <td><input type="checkbox"/> Elevator</td> </tr> <tr> <td><input checked="" type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input checked="" type="checkbox"/> Central AC</td> <td><input checked="" type="checkbox"/> W/D Hook-up</td> <td><input type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room
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Project Type

■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized

Survey Date: August 2010

SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS


85		One North	
	Address	1601 N. Lincoln Ave. Urbana, IL 61801	Phone (217) 337-7500 (Contact in person)
	Year Built	1997	Contact Jessica
	Comments	95% student, not designated; Individual leases available; All units furnished-no extra fees	
	Total Units	270	Vacancies 5
	Occupied	98.1%	Floors 3
	Waiting List	None	
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC
	<input type="checkbox"/> Window AC <input checked="" type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room	<input checked="" type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input checked="" type="checkbox"/> Computer Center
86		Willowbrook Apts.	
	Address	1601 N. Willow Rd. Urbana, IL 61801	Phone (217) 384-5406 (Contact in person)
	Year Built	1983	Contact Mushgan
	Comments	40% graduate student, not designated	
	Total Units	50	Vacancies 2
	Occupied	96.0%	Floors 2.5, 3
	Waiting List	None	
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC
	<input type="checkbox"/> Window AC <input checked="" type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center
87		One South	
	Address	1321 N. Lincoln Ave. Urbana, IL 61801	Phone (217) 337-1800 (Contact in person)
	Year Built	1998	Contact Jessica
	Comments	100% student, not designated; Individual leases available; Select units have vaulted ceilings	
	Total Units	250	Vacancies 20
	Occupied	92.0%	Floors 3
	Waiting List	None	
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC
	<input type="checkbox"/> Window AC <input checked="" type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room	<input checked="" type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input checked="" type="checkbox"/> Computer Center
88		Atrium Court	
	Address	1306 N. Lincoln Ave. Urbana, IL 61801	Phone (217) 328-5122 (Contact in person)
	Year Built	1989	Contact Nelson
	Comments	50% student, not designated; Offers individual leases; Market-rent is \$1500 per month, \$375 per month per tenant	
	Total Units	60	Vacancies 2
	Occupied	96.7%	Floors 3
	Waiting List	None	
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC
	<input type="checkbox"/> Window AC <input checked="" type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input checked="" type="checkbox"/> Computer Center


Project Type


■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized


Survey Date: August 2010

SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

89		Town & Country	
	Address	1032 Kerr Ave. Urbana, IL 61802	Phone (217) 344-7717 (Contact in person)
	Year Built	1970	Renovated 2008
	Comments	50% student, not designated; Last phase built in 2008; Select 1-br units include water	
	Incentives	1-br: \$499; 2-br: \$599	
	Total Units	662	Vacancies 33
	Occupied	95.0%	Floors 2, 3
	Waiting List	None	
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC
	<input checked="" type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> Pool
	<input checked="" type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Laundry Room	<input checked="" type="checkbox"/> Computer Center	

90		Center Apts.	
	Address	1105 N. Carroll Ave. Urbana, IL 61802	Phone (217) 328-9899 (Contact in person)
	Year Built	1975	Contact Lisa
	Comments	HUD Section 8; Total units, square footage & year built estimated; One manager unit not in total; Waiting list closed; Some units have gas ranges	
	Total Units	15	Vacancies 0
	Occupied	100.0%	Floors 1
	Waiting List	60 households	
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC
	<input checked="" type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Washer/Dryer	<input type="checkbox"/> Pool
	<input type="checkbox"/> W/D Hook-up	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center	

91		Country Club	
	Address	904 N. Broadway Ave. Urbana, IL 61802	Phone (217) 722-5896 (Contact in person)
	Year Built	1974	Renovated 1998
	Comments	30% student, not designated	
	Total Units	108	Vacancies 2
	Occupied	98.1%	Floors 2.5,3
	Waiting List	None	
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC
	<input type="checkbox"/> Window AC	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> Pool
	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center	

92		Crystal View Twnhms.	
	Address	102 Stebbins Dr. Urbana, IL 61801	Phone (217) 328-0132 (Contact in person)
	Year Built	2010	Contact Terry
	Comments	30%, 50%, 60% & 80% AMHI; Began preleasing 11/2009; Reached 100% occupancy 7/2010	
	Total Units	70	Vacancies 0
	Occupied	100.0%	Floors 2
	Waiting List	None	
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC
	<input type="checkbox"/> Window AC	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> Pool
	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center	


Project Type


■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized


Survey Date: August 2010




SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

93 Central Park Apts.									
	Address 401 W. Park St. Urbana, IL 61802			Phone (217) 356-8750 (Contact in person)			Total Units 66		
	Year Built 1973 Renovated 2008			Contact Sarah			Vacancies 0		
Comments Total units, unit mix & square footage estimated by management; 1-br units are loft-style & renovated									
Occupied 100.0%									
Floors 2									
Waiting List None									
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			

94 101 W. Park									
	Address 101 W. Park St. Urbana, IL 61802			Phone (217) 840-5134 (Contact in person)			Total Units 12		
	Year Built 1976			Contact Rob			Vacancies 1		
Comments Year built & square footage estimated									
Occupied 91.7%									
Floors 3									
Waiting List 2-br: 5 months									
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			

95 Lincoln Place Apts.									
	Address 305 N. Lincoln Ave. Urbana, IL 61801			Phone (217) 369-2717 (Contact in person)			Total Units 60		
	Year Built 1970			Contact Name not given			Vacancies 0		
Comments Unit mix & square footage estimated; 90% student, not restricted									
Occupied 100.0%									
Floors 3									
Waiting List None									
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			


96 Landmark									
	Address 502 W. Main St. Urbana, IL 61801			Phone (217) 384-5876 (Contact in person)			Total Units 118		
	Year Built 1967			Contact Mike			Vacancies 2		
Comments 80% student, not designated; 12-month leases									
Occupied 98.3%									
Floors 2,2.5									
Waiting List None									
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator			
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			


Project Type	
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized


Survey Date: August 2010




SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

97 Homestead Apts.																			
	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Address 306 W. Griggs St. Urbana, IL 61801</td> <td style="width: 33%;">Phone (217) 344-1292 (Contact in person)</td> <td style="width: 33%;">Total Units 25</td> </tr> <tr> <td>Year Built 1998</td> <td>Contact Dan</td> <td>Vacancies 0</td> </tr> <tr> <td colspan="2">Comments HUD Section 8; 100% homeless & disabled</td> <td>Occupied 100.0%</td> </tr> <tr> <td colspan="2"></td> <td>Floors 2</td> </tr> <tr> <td colspan="2"></td> <td>Waiting List 8 households</td> </tr> </table>	Address 306 W. Griggs St. Urbana, IL 61801	Phone (217) 344-1292 (Contact in person)	Total Units 25	Year Built 1998	Contact Dan	Vacancies 0	Comments HUD Section 8; 100% homeless & disabled		Occupied 100.0%			Floors 2			Waiting List 8 households			
Address 306 W. Griggs St. Urbana, IL 61801	Phone (217) 344-1292 (Contact in person)	Total Units 25																	
Year Built 1998	Contact Dan	Vacancies 0																	
Comments HUD Section 8; 100% homeless & disabled		Occupied 100.0%																	
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Key Appliances & Amenities	<table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> Range</td> <td><input type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input type="checkbox"/> Window AC</td> <td><input type="checkbox"/> Pool</td> <td><input type="checkbox"/> Clubhouse</td> </tr> <tr> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input type="checkbox"/> Washer/Dryer</td> <td><input type="checkbox"/> On-Site Mgmt</td> <td><input type="checkbox"/> Elevator</td> </tr> <tr> <td><input type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input checked="" type="checkbox"/> Central AC</td> <td><input type="checkbox"/> W/D Hook-up</td> <td><input checked="" type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center
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<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center														

98 Bailey Apts.																			
	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Address 911 W. Springfield Ave. Urbana, IL 61801</td> <td style="width: 33%;">Phone (217) 344-3008 (Contact in person)</td> <td style="width: 33%;">Total Units 117</td> </tr> <tr> <td>Year Built 1985</td> <td>Contact Phil</td> <td>Vacancies 0</td> </tr> <tr> <td colspan="2">Comments 100% student, not designated; Scattered sites</td> <td>Occupied 100.0%</td> </tr> <tr> <td colspan="2"></td> <td>Floors 2, 3</td> </tr> <tr> <td colspan="2"></td> <td>Waiting List None</td> </tr> </table>	Address 911 W. Springfield Ave. Urbana, IL 61801	Phone (217) 344-3008 (Contact in person)	Total Units 117	Year Built 1985	Contact Phil	Vacancies 0	Comments 100% student, not designated; Scattered sites		Occupied 100.0%			Floors 2, 3			Waiting List None			
Address 911 W. Springfield Ave. Urbana, IL 61801	Phone (217) 344-3008 (Contact in person)	Total Units 117																	
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		Floors 2, 3																	
		Waiting List None																	
Key Appliances & Amenities	<table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> Range</td> <td><input checked="" type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input type="checkbox"/> Window AC</td> <td><input type="checkbox"/> Pool</td> <td><input type="checkbox"/> Clubhouse</td> </tr> <tr> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input type="checkbox"/> Washer/Dryer</td> <td><input checked="" type="checkbox"/> On-Site Mgmt</td> <td><input type="checkbox"/> Elevator</td> </tr> <tr> <td><input checked="" type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input checked="" type="checkbox"/> Central AC</td> <td><input type="checkbox"/> W/D Hook-up</td> <td><input checked="" type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center
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<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center														

99 Edge of Mall Apts.																			
	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Address 109 W. Illinois St. Urbana, IL 61801</td> <td style="width: 33%;">Phone (217) 328-6409 (Contact in person)</td> <td style="width: 33%;">Total Units 50</td> </tr> <tr> <td>Year Built 1981</td> <td>Contact Donna</td> <td>Vacancies 0</td> </tr> <tr> <td colspan="2">Comments HUD Section 8; Also serves disabled</td> <td>Occupied 100.0%</td> </tr> <tr> <td colspan="2"></td> <td>Floors 6</td> </tr> <tr> <td colspan="2"></td> <td>Waiting List 10-20 households Senior Restricted (62+)</td> </tr> </table>	Address 109 W. Illinois St. Urbana, IL 61801	Phone (217) 328-6409 (Contact in person)	Total Units 50	Year Built 1981	Contact Donna	Vacancies 0	Comments HUD Section 8; Also serves disabled		Occupied 100.0%			Floors 6			Waiting List 10-20 households Senior Restricted (62+)			
Address 109 W. Illinois St. Urbana, IL 61801	Phone (217) 328-6409 (Contact in person)	Total Units 50																	
Year Built 1981	Contact Donna	Vacancies 0																	
Comments HUD Section 8; Also serves disabled		Occupied 100.0%																	
		Floors 6																	
		Waiting List 10-20 households Senior Restricted (62+)																	
Key Appliances & Amenities	<table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> Range</td> <td><input type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input checked="" type="checkbox"/> Window AC</td> <td><input type="checkbox"/> Pool</td> <td><input type="checkbox"/> Clubhouse</td> </tr> <tr> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input type="checkbox"/> Washer/Dryer</td> <td><input checked="" type="checkbox"/> On-Site Mgmt</td> <td><input checked="" type="checkbox"/> Elevator</td> </tr> <tr> <td><input type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input type="checkbox"/> Central AC</td> <td><input type="checkbox"/> W/D Hook-up</td> <td><input checked="" type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center
<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse														
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<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center														


100 James H. Hayes Jr. Homes																			
	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Address 401 E. High St. Urbana, IL 61801</td> <td style="width: 33%;">Phone (217) 378-7100 (Contact in person)</td> <td style="width: 33%;">Total Units 6</td> </tr> <tr> <td>Year Built 2008</td> <td>Contact Patty</td> <td>Vacancies 0</td> </tr> <tr> <td colspan="2">Comments Public Housing</td> <td>Occupied 100.0%</td> </tr> <tr> <td colspan="2"></td> <td>Floors 2</td> </tr> <tr> <td colspan="2"></td> <td>Waiting List 2-3 months</td> </tr> </table>	Address 401 E. High St. Urbana, IL 61801	Phone (217) 378-7100 (Contact in person)	Total Units 6	Year Built 2008	Contact Patty	Vacancies 0	Comments Public Housing		Occupied 100.0%			Floors 2			Waiting List 2-3 months			
Address 401 E. High St. Urbana, IL 61801	Phone (217) 378-7100 (Contact in person)	Total Units 6																	
Year Built 2008	Contact Patty	Vacancies 0																	
Comments Public Housing		Occupied 100.0%																	
		Floors 2																	
		Waiting List 2-3 months																	
Key Appliances & Amenities	<table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> Range</td> <td><input type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input checked="" type="checkbox"/> Window AC</td> <td><input type="checkbox"/> Pool</td> <td><input type="checkbox"/> Clubhouse</td> </tr> <tr> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input type="checkbox"/> Washer/Dryer</td> <td><input type="checkbox"/> On-Site Mgmt</td> <td><input type="checkbox"/> Elevator</td> </tr> <tr> <td><input type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input type="checkbox"/> Central AC</td> <td><input type="checkbox"/> W/D Hook-up</td> <td><input type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center
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Project Type	
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized


Survey Date: August 2010




SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

101 Gregory Place									
	Address 701 S. Gregory St. Urbana, IL 61801			Phone (217) 328-1838 (Contact in person)			Total Units 96		
	Year Built 2004			Contact Rebecca			Vacancies 0		
Comments 95% student, not designated; 1st-floor retail; Rent range based on floor level						Occupied 100.0%			
						Floors 4			
						Waiting List None			
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input checked="" type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator			
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			

102 Villa at Fairlawn									
	Address 308 E. Fairlawn Dr. Urbana, IL 61801			Phone (217) 365-0076 (Contact in person)			Total Units 153		
	Year Built 1975			Contact Jason			Vacancies 2		
Comments						Occupied 98.7%			
						Floors 1			
						Waiting List None			
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			


103 Michigan East									
	Address 306-410 E. Michigan Ave. Urbana, IL 61801			Phone (217) 344-4145 (Contact in person)			Total Units 96		
	Year Built 1970			Contact Carol			Vacancies 2		
Comments 90% student, not designated; 2-br market rent: \$565						Occupied 97.9%			
						Floors 2.5			
						Waiting List None			
Incentives 2-br reported rents discounted									
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			


104 East Michigan									
	Address 500-506 E. Michigan St. Urbana, IL 61801			Phone (217) 328-4506 (Contact in person)			Total Units 96		
	Year Built 1995			Contact Carol			Vacancies 0		
Comments 90% student, not designated; Some units have washer/dryer hookup only						Occupied 100.0%			
						Floors 3			
						Waiting List None			
Incentives \$100 per month rent reduction									
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			


Project Type


■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized

SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

105 Urbana Twnhms.									
	Address 903 S. Lierman Ave. Urbana, IL 61802	Phone (217) 344-6159 (Contact in person)	Total Units 93						
	Year Built 1977	Contact Mary	Vacancies 42						
Comments Vacancies attributed to evictions; Under new ownership			Occupied 54.8%						
Incentives \$99 deposit			Floors 1,2,3						
			Waiting List None						
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			

106 Woodstone Apts.									
	Address 909 S. Lierman Ave. Urbana, IL 61802	Phone (217) 344-6159 (Contact in person)	Total Units 71						
	Year Built 1978	Contact Mary	Vacancies 4						
Comments			Occupied 94.4%						
Incentives 7th month free & \$99 deposit			Floors 2						
			Waiting List None						
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			

107 Aspen Court									
	Address 1557 Hunter Rd. Urbana, IL 61802	Phone (217) 344-5087 (Contact in person)	Total Units 66						
	Year Built 1971	Contact Beth	Vacancies 0						
Comments HUD Sections 8 (14 units) & 236 (52 units); 74 units under construction for major remodeling project			Occupied 100.0%						
			Floors 1,2						
			Waiting List 1 year						
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			


108 Prairie Green I, II & III									
	Address 2402 Prairie Green Dr. Urbana, IL 61802	Phone (217) 384-2900 (Contact in person)	Total Units 152						
	Year Built 1995	Contact Erica	Vacancies 0						
Comments Market-rate (24 units); 60% AMHI (128 units); Accepts HCV (46 units)			Occupied 100.0%						
Incentives 2-br 60% AMHI: \$500 off first month			Floors 2						
			Waiting List None						
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			


Project Type
■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized


Survey Date: August 2010




SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

109 Rainbow Apts.			
	Address 1004 S. Smith Rd. Urbana, IL 61802 Year Built 1995 Comments 60% AMHI; Accepts HCV (24 units)	Phone (217) 328-9890 (Contact in person) Contact Tiffany	Total Units 72 Vacancies 0 Occupied 100.0% Floors 2 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

110 Crestview Commons			
	Address 1205 E. Florida Ave. Urbana, IL 61801 Year Built 1968 Renovated 2005 Comments 33% student (mostly graduate students), not designated; Year built estimated; Accepts HCV (14 units); Incentives One month free	Phone (217) 344-2072 (Contact in person) Contact Carolyn	Total Units 144 Vacancies 21 Occupied 85.4% Floors 3 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

111 Florida House			
	Address 1502 E. Florida Ave. Urbana, IL 61802 Year Built 1980 Comments Market-rate (1 unit); 60% AMHI & HUD Section 8 (119 units); Also serves disabled; 2nd- & 3rd-floor units have balconies	Phone (217) 328-3301 (Contact in person) Contact Latonya	Total Units 120 Vacancies 0 Occupied 100.0% Floors 3 Waiting List 5 households Senior Restricted (62+)
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input checked="" type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

112 Cottage Grove			
	Address 1806 Cottage Grove Ave. Urbana, IL 61801 Year Built 2003 Comments 25% student, not designated; Property has a history of low occupancy	Phone (217) 328-4506 (Contact in person) Contact Jay	Total Units 80 Vacancies 12 Occupied 85.0% Floors 3,4 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		


Project Type


■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized


Survey Date: August 2010




SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

113 Sunnycrest Manor Apts.									
	Address 1805 S. Cottage Grove Ave. Urbana, IL 61801		Phone (217) 328-6170 (Contact in person)		Total Units 101		Vacancies 0		
	Year Built 1978		Renovated 2007		Contact Connie		Occupied 100.0%		Floors 3
Comments HUD Section 8; Also serves disabled (10 units)									
Waiting List Disabled: 18 HH Senior Restricted (62+)									
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input checked="" type="checkbox"/> Computer Center			

114 CPM									
	Address 1806 S. Cottage Grove Ave. Urbana, IL 61801		Phone (217) 328-4506 (Contact in person)		Total Units 80		Vacancies 14		
	Year Built 2003		Contact Jay		Occupied 82.5%		Floors 4		
Comments Accepts HCV (5 units); Vacancies attributed to economy & competition									
Incentives \$25 off per bedroom for first month & free campus parking with 12-month lease									
Waiting List None									
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input checked="" type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			

115 Colorado Trace									
	Address 901 E. Colorado Ave. Urbana, IL 61801		Phone (217) 352-4104 (Contact in person)		Total Units 48		Vacancies 8		
	Year Built 1972		Contact Aldo		Occupied 83.3%		Floors 2.5		
Comments 25% student, not designated; Higher rent units have balcony; 24 units under constructions due to roof collapse; Vacancies attributed to construction, job losses & evictions									
Waiting List None									
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			


116 Oscar Steer Place									
	Address 1202 E. Harding Dr. Urbana, IL 61801		Phone (217) 337-3325 (Contact in person)		Total Units 104		Vacancies 0		
	Year Built 1972		Contact Shirley		Occupied 100.0%		Floors 6		
Comments Public Housing; Wait list closed to all except for 62+; Planned renovation to include 4 ADA units; Complete fall/winter 2010; 2-br square footage estimated									
Waiting List None Senior Restricted (50+)									
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator			
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			


Project Type


■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized


Survey Date: August 2010

SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

117 Stone Ridge Square			
	Address 1714 E. Colorado Ave. Urbana, IL 61820 Year Built 1997 Comments Accepts HCV (5 units); 3-br units have washer/dryer hookups	Phone (217) 337-6567 (Contact in person) Contact Tiffany	Total Units 160 Vacancies 2 Occupied 98.8% Floors 2 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input checked="" type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

118 Amber Pointe			
	Address 2002 E. Amber Ln. Urbana, IL 61802 Year Built 2003 Comments 18 units under construction, expected completion 9/2010; 35% grad students, not designated	Phone (217) 384-5131 (Contact in person) Contact Julie	Total Units 212 Vacancies 0 Occupied 100.0% Floors 2 Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input checked="" type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

119 Village Apts. of Saint Joseph II			
	Address 811 N. 3rd St. St. Joseph, IL 61873 Year Built 1970 Comments RD 515; Has RA (24 units); Accepts HCV (currently none)	Phone (217) 469-2187 (Contact in person) Contact Alta	Total Units 24 Vacancies 0 Occupied 100.0% Floors 2 Waiting List 5 households
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

120 Village Apts. Of Saint Joseph I			
	Address 515 N. 3rd St. St. Joseph, IL 61873 Year Built 1970 Comments RD 515; Has RA (24 units); Accepts HCV (currently none); Management office located at Village Apts. of St. Joseph II	Phone (217) 469-2187 (Contact in person) Contact Alta	Total Units 24 Vacancies 0 Occupied 100.0% Floors 1 Waiting List 6 households Senior Restricted (55+)
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		


Project Type


■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized


Survey Date: August 2010




SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

121 Winfield Village																		
	<p>Address 425 Paddock Dr. W Savoy, IL 61821</p> <p>Year Built 1971</p> <p>Comments HUD Section 236 co-op; \$6,471-\$10,494 equity deposit required on move-in, returned with interest; Currently has no RA</p>	<p>Phone (217) 359-9709 (Contact in person)</p> <p>Contact Eric</p>	<p>Total Units 348</p> <p>Vacancies 8</p> <p>Occupied 97.7%</p> <p>Floors 2</p> <p>Waiting List 3-br twnhms.: 2 H.H.</p>															
	<p>Key Appliances & Amenities</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> Range</td> <td><input type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input type="checkbox"/> Window AC</td> <td><input checked="" type="checkbox"/> Pool</td> <td><input type="checkbox"/> Clubhouse</td> </tr> <tr> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input type="checkbox"/> Washer/Dryer</td> <td><input checked="" type="checkbox"/> On-Site Mgmt</td> <td><input type="checkbox"/> Elevator</td> </tr> <tr> <td><input type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input checked="" type="checkbox"/> Central AC</td> <td><input type="checkbox"/> W/D Hook-up</td> <td><input checked="" type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room
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122 Parkview Apts.																		
	<p>Address 100 Parkview Ln. Savoy, IL 61874</p> <p>Year Built 2001</p> <p>Comments Market-rate (36 units); 40% & 60% AMHI (140 units)</p> <p>Incentives \$300 off with referral</p>	<p>Phone (217) 352-3938 (Contact in person)</p> <p>Contact Laurel</p>	<p>Total Units 176</p> <p>Vacancies 13</p> <p>Occupied 92.6%</p> <p>Floors 2</p> <p>Waiting List None</p> <p>Senior Restricted (55+)</p>															
	<p>Key Appliances & Amenities</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> Range</td> <td><input type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input type="checkbox"/> Window AC</td> <td><input type="checkbox"/> Pool</td> <td><input type="checkbox"/> Clubhouse</td> </tr> <tr> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input type="checkbox"/> Washer/Dryer</td> <td><input checked="" type="checkbox"/> On-Site Mgmt</td> <td><input checked="" type="checkbox"/> Elevator</td> </tr> <tr> <td><input checked="" type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input checked="" type="checkbox"/> Central AC</td> <td><input type="checkbox"/> W/D Hook-up</td> <td><input checked="" type="checkbox"/> Laundry Room</td> <td><input checked="" type="checkbox"/> Computer Center</td> </tr> </table>	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room
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123 The Village at Colbert Park																		
	<p>Address 100 Village Park Wy. Savoy, IL 61874</p> <p>Year Built 2006</p> <p>Comments 85% graduate students, not designated; Fully furnished; Unit mix estimated</p>	<p>Phone (217) 353-6800 (Contact in person)</p> <p>Contact Shannon</p>	<p>Total Units 279</p> <p>Vacancies 11</p> <p>Occupied 96.1%</p> <p>Floors 3</p> <p>Waiting List None</p>															
	<p>Key Appliances & Amenities</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> Range</td> <td><input checked="" type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input type="checkbox"/> Window AC</td> <td><input checked="" type="checkbox"/> Pool</td> <td><input checked="" type="checkbox"/> Clubhouse</td> </tr> <tr> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input checked="" type="checkbox"/> Washer/Dryer</td> <td><input checked="" type="checkbox"/> On-Site Mgmt</td> <td><input type="checkbox"/> Elevator</td> </tr> <tr> <td><input checked="" type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input checked="" type="checkbox"/> Central AC</td> <td><input checked="" type="checkbox"/> W/D Hook-up</td> <td><input type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input checked="" type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room
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124 Indigo Place Apts.																		
	<p>Address 117 Sterling Ct. Savoy, IL 61821</p> <p>Year Built 2000</p> <p>Comments 90% student, not designated; Available 9- & 12-month leases; Rooms leased individually; Vac. attributed to market saturation; MRR: 2-br/\$1,110, 3-br/\$1,293, 4-br/\$1,376-\$1,676</p> <p>Incentives 2 months free; Reported rents discounted</p>	<p>Phone (217) 355-1579 (Contact in person)</p> <p>Contact Cassie</p>	<p>Total Units 192</p> <p>Vacancies 48</p> <p>Occupied 75.0%</p> <p>Floors 3</p> <p>Waiting List None</p>															
	<p>Key Appliances & Amenities</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> Range</td> <td><input checked="" type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input type="checkbox"/> Window AC</td> <td><input checked="" type="checkbox"/> Pool</td> <td><input checked="" type="checkbox"/> Clubhouse</td> </tr> <tr> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input checked="" type="checkbox"/> Washer/Dryer</td> <td><input checked="" type="checkbox"/> On-Site Mgmt</td> <td><input type="checkbox"/> Elevator</td> </tr> <tr> <td><input checked="" type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input checked="" type="checkbox"/> Central AC</td> <td><input checked="" type="checkbox"/> W/D Hook-up</td> <td><input type="checkbox"/> Laundry Room</td> <td><input checked="" type="checkbox"/> Computer Center</td> </tr> </table>	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input checked="" type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room
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Project Type

■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized

Survey Date: August 2010

SURVEY OF PROPERTIES - CHAMPAIGN COUNTY, ILLINOIS

125 Marigold Court												
	Address 620 E. Main Tolono, IL 61880			Phone (217) 268-3051 (Contact in person)			Total Units 24					
	Year Built 1978			Contact Tonya			Vacancies 2					
Comments RD 515						Occupied 91.7%						
						Floors 2						
						Waiting List None						
Key Appliances & Amenities	<input checked="" type="checkbox"/>	Range	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	Parking Garage	<input type="checkbox"/>	Window AC	<input type="checkbox"/>	Pool	<input type="checkbox"/>	Clubhouse
	<input checked="" type="checkbox"/>	Refrigerator	<input type="checkbox"/>	Garage(Att)	<input type="checkbox"/>	Carport	<input type="checkbox"/>	Washer/Dryer	<input type="checkbox"/>	On-Site Mgmt	<input type="checkbox"/>	Elevator
	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	Garage(Det)	<input checked="" type="checkbox"/>	Central AC	<input checked="" type="checkbox"/>	W/D Hook-up	<input type="checkbox"/>	Laundry Room	<input type="checkbox"/>	Computer Center

126 Ever April Apts.												
	Address 702-720 E. Main St. Tolono, IL 61880			Phone (217) 268-3051 (Contact in person)			Total Units 24					
	Year Built 1980			Contact Tonya			Vacancies 7					
Comments RD 515; Has RA (17 units); Square footage estimated						Occupied 70.8%						
						Floors 1						
						Waiting List None						
						Senior Restricted (62+)						
Key Appliances & Amenities	<input checked="" type="checkbox"/>	Range	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	Parking Garage	<input type="checkbox"/>	Window AC	<input type="checkbox"/>	Pool	<input type="checkbox"/>	Clubhouse
	<input checked="" type="checkbox"/>	Refrigerator	<input type="checkbox"/>	Garage(Att)	<input type="checkbox"/>	Carport	<input type="checkbox"/>	Washer/Dryer	<input type="checkbox"/>	On-Site Mgmt	<input type="checkbox"/>	Elevator
	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	Garage(Det)	<input checked="" type="checkbox"/>	Central AC	<input checked="" type="checkbox"/>	W/D Hook-up	<input type="checkbox"/>	Laundry Room	<input type="checkbox"/>	Computer Center

Project Type

■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Survey Date: August 2010

COLLECTED RENTS - CHAMPAIGN COUNTY, ILLINOIS

MAP ID	Garden Units					Townhouse Units			
	STUDIO	1-BR	2-BR	3-BR	4+ BR	1-BR	2-BR	3-BR	4+ BR
3		\$350	\$420	\$505					
4		\$365 to \$400	\$440 to \$495	\$490 to \$545					
5		\$365 to \$400					\$440 to \$495	\$490 to \$545	
8		\$385 to \$400					\$420 to \$505	\$470 to \$575	\$640 to \$760
9							\$490		
10				\$675					
11				\$630 to \$640				\$515 to \$525	
12								\$499 to \$749	\$659 to \$830
13		\$470	\$560						
15		\$469	\$529 to \$650	\$633 to \$750					
16		\$720 to \$730	\$845 to \$855	\$1010 to \$1020					
17			\$480	\$555					
18			\$438 to \$659	\$505 to \$759					
19		\$569 to \$595	\$765 to \$795						
20		\$480	\$560 to \$620	\$650 to \$680					
21		\$775 to \$855	\$915 to \$1135				\$1375 to \$1650		
22			\$1090	\$1185	\$1476				
23		\$535 to \$565	\$700 to \$720					\$950	
24							\$760	\$785	
25		\$470 to \$500							
26		\$575	\$575	\$595 to \$625					
27		\$535	\$585 to \$665						
28		\$495	\$595						
30	\$272 to \$297	\$370 to \$383	\$459 to \$480						
31							\$310 to \$625	\$360 to \$685	
32		\$349 to \$483	\$418 to \$518				\$575 to \$598	\$481 to \$708	\$527 to \$795
34		\$435	\$470 to \$495						
35		\$700 to \$750	\$799 to \$1150						
37		\$1200	\$2000						
39			\$895						
40		\$705 to \$750	\$815						
41		\$550 to \$575							
43		\$569 to \$579	\$649 to \$654						
44			\$785 to \$855						
45		\$695	\$735 to \$950	\$1100					
46		\$500	\$600 to \$650						

◆ Senior Restricted
■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized

Survey Date: August 2010



COLLECTED RENTS - CHAMPAIGN COUNTY, ILLINOIS

MAP ID	Garden Units				Townhouse Units				
	STUDIO	1-BR	2-BR	3-BR	4+ BR	1-BR	2-BR	3-BR	4+ BR
48		\$485	\$535						
49							\$650 to \$745	\$675 to \$770	
50								\$979	
51		\$540 to \$570	\$585 to \$680						
52		\$430 to \$455	\$585 to \$615	\$660 to \$670					
53							\$655 to \$700	\$750	
54		\$550 to \$655	\$690 to \$770						
55		\$495	\$505 to \$510						
56	\$405 to \$415	\$455 to \$565	\$550 to \$560						
57		\$660	\$795 to \$830	\$1045 to \$1080					\$1925
58			\$850		\$1540				
60	\$360 to \$395								
61		\$475	\$695	\$795 to \$825					
62			\$790	\$830 to \$950					
63		\$585							
64		\$499	\$585	\$660 to \$765	\$875 to \$895				
65	\$978	\$1094	\$699	\$819					
66			\$875	\$1295 to \$1405	\$1685				
67				\$955	\$1580				
68			\$1590 to \$1830		\$3180 to \$3660				
69		\$995			\$2360 to \$2420				
70		\$720 to \$740	\$1020 to \$1030	\$1305 to \$1350	\$1705 to \$1775				
71	\$685	\$840	\$1080	\$1335 to \$1715					
72				\$990	\$1650				
73					\$1780 to \$2100				
74		\$904	\$1459	\$1947					
75					\$1695 to \$1845				
76		\$410 to \$435							
77					\$1600				\$1600 to \$1800
78	\$458	\$640							
79		\$605 to \$625	\$659 to \$759					\$779 to \$829	
80		\$615 to \$699	\$719 to \$749	\$839 to \$869					
81			\$699 to \$769				\$839 to \$899		
82		\$710 to \$780	\$910 to \$920				\$990		
83		\$710 to \$780	\$910 to \$920				\$990		
84							\$670		

◆ Senior Restricted
■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized

Survey Date: August 2010



COLLECTED RENTS - CHAMPAIGN COUNTY, ILLINOIS

MAP ID	Garden Units					Townhouse Units			
	STUDIO	1-BR	2-BR	3-BR	4+ BR	1-BR	2-BR	3-BR	4+ BR
85			\$1050 to \$1058	\$1317	\$1596				
86		\$395	\$535						
87		\$795	\$1050		\$1396				
88					\$1400				
89		\$499 to \$600	\$599 to \$725						
91		\$525	\$595						
92							\$310 to \$615	\$344 to \$670	\$358 to \$730
93		\$500 to \$525	\$550 to \$570						
94		\$510 to \$570	\$510 to \$570						
95			\$810	\$910					
96	\$478	\$600	\$705	\$850					
98		\$450 to \$585	\$735 to \$805	\$990 to \$1125	\$1780				
101		\$715 to \$735	\$1090 to \$1110						
102		\$575	\$650 to \$700						
103		\$500	\$465						
104		\$555	\$690	\$675 to \$695					
105						\$375	\$500	\$625	
106						\$300 to \$455	\$500 to \$575	\$625	
108		\$470 to \$540	\$550 to \$620	\$735					
109		\$525	\$575	\$710					
110			\$525						
111		\$667							
112			\$640 to \$765					\$820 to \$925	\$1000
114			\$660 to \$720	\$820 to \$895	\$1000				
115			\$485 to \$600						
117		\$540	\$615 to \$665	\$740					
118		\$680 to \$705	\$795 to \$835						
122		\$451 to \$770	\$536 to \$935						
123						\$765	\$1150	\$1245	\$1820
124			\$1018	\$1077	\$1148 to \$1396				

◆	Senior Restricted
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Survey Date: August 2010

PRICE PER SQUARE FOOT - CHAMPAIGN COUNTY, ILLINOIS

Studio Units					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
30	Bay Harbor Apts.	1	375	\$380 to \$405	\$1.01 to \$1.08
56	Clark Street Apts.	1	415	\$513 to \$523	\$1.24 to \$1.26
60	307 & 310 East White Apts.	1	250	\$487 to \$522	\$1.95 to \$2.09
65	Burnham 310 Apts.	1	461 to 476	\$958	\$2.01 to \$2.08
71	Skylight Court	1	375	\$816	\$2.18
78	Illini Manor Apts.	1	583	\$458	\$0.79
96	Landmark	1	385	\$514	\$1.34
One-Bedroom Units					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
3	Abbott Acres	1	725	\$460	\$0.63
4	Chanute Homes	1	500	\$492 to \$527	\$0.98 to \$1.05
5	Falcon Way Twnhms.	1	465 to 482	\$408 to \$443	\$0.88 to \$0.92
8	Golfview Village	1	400 to 600	\$533 to \$548	\$0.91 to \$1.33
13	The Timbers	1	575	\$587	\$1.02
15	Meadowview Apts.	1	760	\$586	\$0.77
16	Waters Edge	1	855 to 913	\$837 to \$847	\$0.93 to \$0.98
19	Carisbrooke	1	600	\$678 to \$704	\$1.13 to \$1.17
20	Garden Village Apts.	1	725	\$600	\$0.83
21	Baytowne	1	774 to 928	\$895 to \$975	\$1.05 to \$1.16
23	Wellington Place	1	600	\$644 to \$674	\$1.07 to \$1.12
25	Twin Oaks	1	500 to 600	\$579 to \$609	\$1.02 to \$1.16
26	Tuscany Cove	1	575	\$704	\$1.22
27	Westgate	1	550	\$662	\$1.20
28	Garden Courts Apts.	1	600	\$603	\$1.01
30	Bay Harbor Apts.	1	500	\$497 to \$510	\$0.99 to \$1.02
32	Douglass Square	1	825	\$457 to \$591	\$0.55 to \$0.72
34	705 W. Church St.	1	600	\$562	\$0.94
35	Gregory School Apts.	1	950 to 1100	\$855 to \$905	\$0.82 to \$0.90
37	M2	1	830	\$1355	\$1.63
40	Ginger Creek	1	656 to 863	\$841 to \$886	\$1.03 to \$1.28
41	Barrington	1	500 to 600	\$647 to \$672	\$1.12 to \$1.29
43	Country Fair	1	750	\$572 to \$582	\$0.76 to \$0.78
45	The Refinery at Victoria Point	1	665 to 755	\$830	\$1.10 to \$1.25
46	Round Barn	1	600	\$617	\$1.03
48	Wood Crest	1	600	\$602	\$1.00
51	Stoneleigh Court	1	570 to 620	\$676 to \$706	\$1.14 to \$1.19

◆	Senior Restricted
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Survey Date: August 2010

PRICE PER SQUARE FOOT - CHAMPAIGN COUNTY, ILLINOIS

One-Bedroom Units					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
52	Continental Plaza	1	330 to 442	\$557 to \$582	\$1.32 to \$1.69
54	Stonegate Village	1	560 to 860	\$677 to \$782	\$0.91 to \$1.21
55	Prairie Place	1	400	\$622	\$1.56
56	Clark Street Apts.	1	470	\$582 to \$692	\$1.24 to \$1.47
57	Old Towne Center	1	500	\$815	\$1.63
61	306, 308 & 309 E. White Apts.	1	500	\$621	\$1.24
63	Johnson Rentals	1	500	\$721	\$1.44
64	107 E. Springfield Ave.	1	387 to 525	\$635	\$1.21 to \$1.64
65	Burnham 310 Apts.	1	479 to 568	\$1074	\$1.89 to \$2.24
69	Park Place Towers	1	675	\$1150	\$1.70
70	Healey Gardens	1	466	\$856 to \$876	\$1.84 to \$1.88
71	Skylight Court	1	525	\$995	\$1.90
74	T3 Towers	1	500	\$864	\$1.73
76	Arbor	1	500	\$539 to \$564	\$1.08 to \$1.13
78	Illini Manor Apts.	1	720	\$640	\$0.89
79	McKinley at Champaign House	1	650	\$731 to \$751	\$1.12 to \$1.16
80	Champaign House	1	650	\$758 to \$842	\$1.17 to \$1.30
82	Gentry Square	1	515 to 690	\$827 to \$897	\$1.30 to \$1.61
83	Century Square	1	515 to 690	\$827 to \$897	\$1.30 to \$1.61
86	Willowbrook Apts.	1	650	\$550	\$0.85
87	One South	1	651	\$884	\$1.36
89	Town & Country	1	560 to 750	\$608 to \$709	\$0.95 to \$1.09
91	Country Club	1	725	\$642	\$0.89
93	Central Park Apts.	1	600 to 650	\$636 to \$661	\$1.02 to \$1.06
94	101 W. Park	1	550	\$637 to \$697	\$1.16 to \$1.27
96	Landmark	1	576 to 605	\$643	\$1.06 to \$1.12
98	Bailey Apts.	1	288 to 488	\$605 to \$740	\$1.52 to \$2.10
101	Gregory Place	1	500 to 600	\$851 to \$871	\$1.45 to \$1.70
102	Villa at Fairlawn	1	650	\$702	\$1.08
103	Michigan East	1.5	850	\$629	\$0.74
104	East Michigan	1	652	\$698	\$1.07
105	Urbana Twnhms.	1	700	\$533	\$0.76
106	Woodstone Apts.	1	500 to 750	\$439 to \$594	\$0.79 to \$0.88
108	Prairie Green I, II & III	1	645	\$578 to \$648	\$0.90 to \$1.00
109	Rainbow Apts.	1	656	\$642	\$0.98
111	Florida House	1	653	\$784	\$1.20

◆	Senior Restricted
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Survey Date: August 2010

PRICE PER SQUARE FOOT - CHAMPAIGN COUNTY, ILLINOIS

One-Bedroom Units					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
117	Stone Ridge Square	1	730	\$657	\$0.90
118	Amber Pointe	1	740 to 766	\$800 to \$825	\$1.08 to \$1.08
122	Parkview Apts.	1	615 to 720	\$541 to \$860	\$0.88 to \$1.19
123	The Village at Colbert Park	1	608	\$842	\$1.38
Two-Bedroom Units					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
3	Abbott Acres	1	825	\$559	\$0.68
4	Chanute Homes	1	800	\$604 to \$659	\$0.76 to \$0.82
5	Falcon Way Twnhms.	1	800	\$497 to \$552	\$0.62 to \$0.69
8	Golfview Village	1.5	990 to 1015	\$604 to \$689	\$0.61 to \$0.68
9	Master's Twnhms.	1.5	1020	\$674	\$0.66
13	The Timbers	1	750	\$707	\$0.94
15	Meadowview Apts.	1	818	\$676 to \$797	\$0.83 to \$0.97
16	Waters Edge	2	1085 to 1157	\$992 to \$1002	\$0.87 to \$0.91
17	Regency West Apts.	1	720 to 795	\$644	\$0.81 to \$0.89
18	Town Center Apts.	1	930	\$585 to \$806	\$0.63 to \$0.87
19	Carisbrooke	1	1000	\$908 to \$938	\$0.91 to \$0.94
20	Garden Village Apts.	1	825 to 900	\$714 to \$774	\$0.86 to \$0.87
21	Baytowne	1	1024 to 1382	\$1069 to \$1289	\$0.93 to \$1.04
		2	1008 to 1478	\$1084 to \$1229	\$0.83 to \$1.08
		2.5	1645 to 1912	\$1529 to \$1804	\$0.93 to \$0.94
22	88 West	2	975	\$1050	\$1.08
23	Wellington Place	1	1000	\$843 to \$863	\$0.84 to \$0.86
24	Tuscany Ridge	2.5	1350	\$914	\$0.68
26	Tuscany Cove	1	725	\$738	\$1.02
27	Westgate	1	700 to 950	\$749 to \$829	\$0.87 to \$1.07
28	Garden Courts Apts.	1	900	\$733	\$0.81
30	Bay Harbor Apts.	1	600 to 700	\$623 to \$644	\$0.92 to \$1.04
31	Oakwood Trace Apts.	1.5	1045	\$448 to \$763	\$0.43 to \$0.73
32	Douglass Square	1	1100	\$556 to \$736	\$0.51 to \$0.67
34	705 W. Church St.	1	850	\$634 to \$659	\$0.75 to \$0.78
35	Gregory School Apts.	1 to 2	1400 to 1800	\$991 to \$1342	\$0.71 to \$0.75
37	M2	2	1600 to 1800	\$2192	\$1.22 to \$1.37
39	Prestwick Point Apts.	2	1120	\$1068	\$0.95
40	Ginger Creek	2	1026 to 1169	\$988	\$0.85 to \$0.96
43	Country Fair	1	900	\$666 to \$671	\$0.74 to \$0.75

◆	Senior Restricted
■	Market-rate
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■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Survey Date: August 2010

PRICE PER SQUARE FOOT - CHAMPAIGN COUNTY, ILLINOIS

Two-Bedroom Units					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
44	Victoria Point	1	1010 to 1055	\$957 to \$1027	\$0.95 to \$0.97
45	The Refinery at Victoria Point	2	1010 to 1055	\$907 to \$1122	\$0.90 to \$1.06
46	Round Barn	1	800 to 950	\$747 to \$797	\$0.84 to \$0.93
48	Wood Crest	1	720	\$682	\$0.95
49	Colony Court Twnhms.	1	860	\$804 to \$899	\$0.93 to \$1.05
		1.5	860	\$829	\$0.96
51	Stoneleigh Court	1.5	804	\$758 to \$853	\$0.94 to \$1.06
52	Continental Plaza	1.5	860	\$749 to \$779	\$0.87 to \$0.91
53	Colonial Village	1	970	\$819 to \$864	\$0.84 to \$0.89
54	Stonegate Village	2	1100 to 1150	\$854 to \$934	\$0.78 to \$0.81
55	Prairie Place	1	500	\$669 to \$674	\$1.34 to \$1.35
56	Clark Street Apts.	1	631	\$714 to \$724	\$1.13 to \$1.15
57	Old Towne Center	1.5	650	\$987 to \$1022	\$1.52 to \$1.57
58	John Randolph Atrium	1	700	\$830	\$1.19
61	306, 308 & 309 E. White Apts.	1	775	\$878	\$1.13
62	503, 505 & 508 E. White St. Apts.	1	850	\$974	\$1.15
64	107 E. Springfield Ave.	1	580 to 700	\$758	\$1.08 to \$1.31
65	Burnham 310 Apts.	1	698	\$679	\$0.97
		2	792 to 809	\$679	\$0.84 to \$0.86
66	51 East Green Street Apts.	1	735	\$1048	\$1.43
68	Three-o-Nine Apts.	1	1350	\$1550 to \$1790	\$1.15 to \$1.33
70	Healey Gardens	1	660	\$1193 to \$1203	\$1.81 to \$1.82
71	Skylight Court	1	650	\$1272	\$1.96
74	T3 Towers	1	750	\$1419	\$1.89
79	McKinley at Champaign House	1.5	900	\$822 to \$922	\$0.91 to \$1.02
80	Champaign House	1.5	980	\$899 to \$929	\$0.92 to \$0.95
81	Hessel on the Park	1	750 to 860	\$862 to \$932	\$1.08 to \$1.15
		1.5	1000 to 1200	\$1002 to \$1062	\$0.89 to \$1.00
82	Gentry Square	2	951	\$1057 to \$1067	\$1.11 to \$1.12
		2.5	1149	\$1137	\$0.99
83	Century Square	2	960	\$1057 to \$1067	\$1.10 to \$1.11
		2.5	1149	\$1137	\$0.99
84	Braun-Meyer Apts.	1.5	1100	\$824	\$0.75
85	One North	2	861	\$1010 to \$1018	\$1.17 to \$1.18
86	Willowbrook Apts.	1	1000	\$727	\$0.73
87	One South	2	850	\$1173	\$1.38

◆	Senior Restricted
■	Market-rate
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■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Survey Date: August 2010

PRICE PER SQUARE FOOT - CHAMPAIGN COUNTY, ILLINOIS

Two-Bedroom Units					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
89	Town & Country	1	750 to 900	\$742 to \$868	\$0.96 to \$0.99
91	Country Club	1	825	\$742	\$0.90
92	Crystal View Twnhms.	1.5	1002	\$457 to \$762	\$0.46 to \$0.76
93	Central Park Apts.	1	750 to 800	\$723 to \$743	\$0.93 to \$0.96
94	101 W. Park	1	750	\$674 to \$734	\$0.90 to \$0.98
95	Lincoln Place Apts.	1	750	\$957	\$1.28
96	Landmark	1	694 to 810	\$762	\$0.94 to \$1.10
98	Bailey Apts.	1	520 to 670	\$927 to \$997	\$1.49 to \$1.78
101	Gregory Place	1	800	\$1263 to \$1283	\$1.58 to \$1.60
102	Villa at Fairlawn	1	800	\$814	\$1.02
		1.5	1100	\$864	\$0.79
103	Michigan East	1.5	1050	\$630	\$0.60
104	East Michigan	1 to 1.5	992	\$870	\$0.88
105	Urbana Twnhms.	1.5	750	\$695	\$0.93
106	Woodstone Apts.	1	750	\$676	\$0.90
		1.5	1400	\$751	\$0.54
108	Prairie Green I, II & III	1	777	\$688 to \$758	\$0.89 to \$0.98
109	Rainbow Apts.	1	840	\$722	\$0.86
110	Crestview Commons	1	850	\$698	\$0.82
112	Cottage Grove	2	850 to 1065	\$813 to \$938	\$0.88 to \$0.96
114	CPM	1 to 1.5	1100	\$807 to \$867	\$0.73 to \$0.79
115	Colorado Trace	1	720	\$648 to \$763	\$0.90 to \$1.06
117	Stone Ridge Square	1	930	\$762	\$0.82
		2	985	\$812	\$0.82
118	Amber Pointe	2	1100 to 1180	\$949 to \$989	\$0.84 to \$0.86
122	Parkview Apts.	1	848	\$653 to \$1052	\$0.77 to \$1.24
123	The Village at Colbert Park	2.5	1216	\$1257	\$1.03
124	Indigo Place Apts.	2	831	\$978	\$1.18
Three-Bedroom Units					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
3	Abbott Acres	1.5	1125	\$665	\$0.59
4	Chanute Homes	1	1100	\$684 to \$739	\$0.62 to \$0.67
5	Falcon Way Twnhms.	1	1100	\$554 to \$609	\$0.50 to \$0.55
8	Golfview Village	1.5	1185	\$684 to \$789	\$0.58 to \$0.67
10	Pheasant Ridge Duplexes	1.5	1000	\$888	\$0.89
11	The Meadowlands	1	910 to 1290	\$729 to \$854	\$0.66 to \$0.80

◆	Senior Restricted
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PRICE PER SQUARE FOOT - CHAMPAIGN COUNTY, ILLINOIS

Three-Bedroom Units					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
12	South Pointe Commons	1.5	1050 to 1780	\$713 to \$963	\$0.54 to \$0.68
15	Meadowview Apts.	2	1104	\$804 to \$921	\$0.73 to \$0.83
16	Waters Edge	2	1290 to 1343	\$1181 to \$1191	\$0.89 to \$0.92
17	Regency West Apts.	1	922	\$749	\$0.81
18	Town Center Apts.	2	1185	\$676 to \$930	\$0.57 to \$0.78
20	Garden Village Apts.	1	1075	\$830 to \$860	\$0.77 to \$0.80
22	88 West	3	1025	\$1145	\$1.12
23	Wellington Place	1.5	1200	\$1122	\$0.94
24	Tuscany Ridge	2.5	1500	\$965	\$0.64
26	Tuscany Cove	1	800	\$787 to \$817	\$0.98 to \$1.02
31	Oakwood Trace Apts.	1.5	1232	\$519 to \$844	\$0.42 to \$0.69
32	Douglass Square	1.5	1320	\$640 to \$867	\$0.48 to \$0.66
45	The Refinery at Victoria Point	2 to 3	1300	\$1305	\$1.00
49	Colony Court Twnhms.	1	930	\$855 to \$950	\$0.92 to \$1.02
		1.5	930	\$875	\$0.94
50	Westbury Park Twnhms.	1.5	1200	\$1172	\$0.98
52	Continental Plaza	1.5	1100	\$854 to \$864	\$0.78 to \$0.79
53	Colonial Village	1.5	1183	\$944	\$0.80
57	Old Towne Center	1.5	950	\$1270 to \$1305	\$1.34 to \$1.37
61	306, 308 & 309 E. White Apts.	1	975	\$1008 to \$1038	\$1.03 to \$1.06
62	503, 505 & 508 E. White St. Apts.	1	1050	\$1044 to \$1164	\$0.99 to \$1.11
64	107 E. Springfield Ave.	1.5	877 to 972	\$866 to \$971	\$0.99 to \$1.00
65	Burnham 310 Apts.	3	1046	\$799	\$0.76
66	51 East Green Street Apts.	1.5	874	\$1501	\$1.72
		2	1039 to 1044	\$1611	\$1.54 to \$1.55
67	201 E. Healey St.	1	830	\$1126	\$1.36
70	Healey Gardens	1	815	\$1511 to \$1556	\$1.85 to \$1.91
71	Skylight Court	1.5	950 to 1150	\$1560 to \$1940	\$1.64 to \$1.69
72	509 Bash Ct.	1	1100	\$1203	\$1.09
74	T3 Towers	1	950	\$1907	\$2.01
79	McKinley at Champaign House	1.5	1000	\$972 to \$1022	\$0.97 to \$1.02
80	Champaign House	1.5	1280	\$1049 to \$1079	\$0.82 to \$0.84
85	One North	3	1159	\$1277	\$1.10
92	Crystal View Twnhms.	2	1312	\$515 to \$841	\$0.39 to \$0.64
95	Lincoln Place Apts.	2	950	\$1081	\$1.14
96	Landmark	1.5	940 to 1100	\$914	\$0.83 to \$0.97

◆	Senior Restricted
■	Market-rate
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■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Survey Date: August 2010

PRICE PER SQUARE FOOT - CHAMPAIGN COUNTY, ILLINOIS

Three-Bedroom Units					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
98	Bailey Apts.	1.5	900	\$1215	\$1.35
		2	930	\$1350	\$1.45
104	East Michigan	1	985	\$885 to \$905	\$0.90 to \$0.92
105	Urbana Twnhms.	1	1400	\$853	\$0.61
106	Woodstone Apts.	1.5	1400	\$834	\$0.60
108	Prairie Green I, II & III	2	1066	\$894	\$0.84
109	Rainbow Apts.	2	1100	\$881	\$0.80
112	Cottage Grove	2	1225 to 1323	\$1026 to \$1131	\$0.84 to \$0.85
114	CPM	2	1300	\$991 to \$1066	\$0.76 to \$0.82
117	Stone Ridge Square	2	1090	\$911	\$0.84
123	The Village at Colbert Park	3	1328	\$1376	\$1.04
124	Indigo Place Apts.	3	1022	\$1037	\$1.01
Four+ Bedroom Units					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
8	Golfview Village	2.5	1645	\$888 to \$1008	\$0.54 to \$0.61
12	South Pointe Commons	3	1750 to 2000	\$907 to \$1078	\$0.52 to \$0.54
22	88 West	4	1708	\$1436	\$0.84
32	Douglass Square	2	1650	\$711 to \$979	\$0.43 to \$0.59
58	John Randolph Atrium	4	1200	\$1520	\$1.27
64	107 E. Springfield Ave.	2	1044 to 1250	\$1119 to \$1139	\$0.91 to \$1.07
66	51 East Green Street Apts.	2	1155	\$1929	\$1.67
67	201 E. Healey St.	1	1105	\$1780	\$1.61
68	Three-o-Nine Apts.	3	2000	\$3140 to \$3620	\$1.57 to \$1.81
69	Park Place Towers	2.5	1100	\$2623 to \$2683	\$2.38 to \$2.44
70	Healey Gardens	2	1181	\$1949 to \$2019	\$1.65 to \$1.71
73	Technology Plaza	2	1218	\$1760 to \$1870	\$1.44 to \$1.54
		4	1282	\$2080	\$1.62
75	Daniel Tower	2	1055 to 1100	\$1939 to \$2089	\$1.84 to \$1.90
77	1107 S. 4th St. Apts.	2	1200	\$1662	\$1.39
85	One North	4	1356	\$1556	\$1.15
87	One South	2	1200	\$1582	\$1.32
88	Atrium Court	4	1200	\$1360	\$1.13
92	Crystal View Twnhms.	2	1400	\$558 to \$930	\$0.40 to \$0.66
98	Bailey Apts.	2	1000	\$2043	\$2.04
112	Cottage Grove	2	1520	\$1244	\$0.82
114	CPM	2.5	1550	\$1200	\$0.77

◆	Senior Restricted
■	Market-rate
■	Market-rate/Tax Credit
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■	Tax Credit/Government-subsidized
■	Government-subsidized

Survey Date: August 2010

PRICE PER SQUARE FOOT - CHAMPAIGN COUNTY, ILLINOIS

Four+ Bedroom Units					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
123	The Village at Colbert Park	4.5	1710	\$1980	\$1.16
124	Indigo Place Apts.	2	1279	\$1108	\$0.87
		4	1328	\$1356	\$1.02

Four+ Bedroom Units					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
57	Old Towne Center	2.5	1500	\$2188	\$1.46
72	509 Bash Ct.	2	1550	\$1897	\$1.22
77	1107 S. 4th St. Apts.	2	1375	\$1862	\$1.35

◆	Senior Restricted
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

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AVERAGE GROSS RENT PER SQUARE FOOT - CHAMPAIGN COUNTY, ILLINOIS

Market-Rate			
UNIT TYPE	ONE-BR	TWO-BR	THREE-BR
GARDEN	\$1.11	\$0.99	\$0.99
TOWNHOUSE	\$1.08	\$0.78	\$0.72

Tax Credit (Non-Subsidized)			
UNIT TYPE	ONE-BR	TWO-BR	THREE-BR
GARDEN	\$0.97	\$0.87	\$0.78
TOWNHOUSE	\$0.00	\$0.66	\$0.59

Combined			
UNIT TYPE	ONE-BR	TWO-BR	THREE-BR
GARDEN	\$1.11	\$0.98	\$0.96
TOWNHOUSE	\$1.08	\$0.77	\$0.72

TAX CREDIT UNITS - CHAMPAIGN COUNTY, ILLINOIS

Studio Units						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
♦ 47	Round Barn Manor	4	583	1	60%	\$689
One-Bedroom Units						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
32	Douglass Square	2	825	1	40%	\$349
32	Douglass Square	1	825	1	50%	\$394
♦ 122	Parkview Apts.	65	615 - 720	1	60%	\$451 - \$770
♦ 122	Parkview Apts.	21	615 - 720	1	40%	\$451 - \$770
32	Douglass Square	4	825	1	60%	\$460
15	Meadowview Apts.	2	760	1	60%	\$469
108	Prairie Green I, II & III	48	645	1	60%	\$470
109	Rainbow Apts.	12	656	1	60%	\$525
♦ 111	Florida House	119	653	1	60%	\$667
42	Countrybrook Apts.	72	642 - 679	1	60%	\$670 - \$710
♦ 47	Round Barn Manor	152	605	1	60%	\$744
Two-Bedroom Units						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
92	Crystal View Twnhms.	5	1002	1.5	30%	\$310
31	Oakwood Trace Apts.	8	1045	1.5	30%	\$310
32	Douglass Square	5	1100	1	40%	\$418
18	Town Center Apts.	15	930	1	40%	\$438
17	Regency West Apts.	90	720 - 795	1	50%	\$480
32	Douglass Square	4	1100	1	50%	\$518
15	Meadowview Apts.	12	818	1	50%	\$529
♦ 122	Parkview Apts.	15	848	1	40%	\$536 - \$935
♦ 122	Parkview Apts.	39	848	1	60%	\$536 - \$935
92	Crystal View Twnhms.	9	1002	1.5	50%	\$545
108	Prairie Green I, II & III	64	777	1	60%	\$550
15	Meadowview Apts.	12	818	1	60%	\$569
109	Rainbow Apts.	48	840	1	60%	\$575
32	Douglass Square	15	1100	1	60%	\$575
92	Crystal View Twnhms.	29	1002	1.5	60%	\$577
31	Oakwood Trace Apts.	21	1045	1.5	60%	\$619
18	Town Center Apts.	57	930	1	60%	\$659
42	Countrybrook Apts.	24	913 - 956	1	60%	\$756 - \$809
42	Countrybrook Apts.	34	1068	1.5	60%	\$863

♦ - Senior Restricted



TAX CREDIT UNITS - CHAMPAIGN COUNTY, ILLINOIS

Three-Bedroom						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
92	Crystal View Twnhms.	1	1312	2	30%	\$344
31	Oakwood Trace Apts.	2	1232	1.5	30%	\$360
32	Douglass Square	5	1320	1.5	40%	\$481
18	Town Center Apts.	15	1185	2	40%	\$505
17	Regency West Apts.	51	922	1	50%	\$555
15	Meadowview Apts.	5	1104	2	50%	\$633
31	Oakwood Trace Apts.	8	1232	1.5	60%	\$635
32	Douglass Square	1	1320	1.5	50%	\$636
92	Crystal View Twnhms.	6	1312	2	50%	\$640
92	Crystal View Twnhms.	3	1312	2	60%	\$670
32	Douglass Square	5	1320	1.5	60%	\$680
109	Rainbow Apts.	12	1100	2	60%	\$710
108	Prairie Green I, II & III	16	1066	2	60%	\$735
15	Meadowview Apts.	5	1104	2	60%	\$750
18	Town Center Apts.	57	1185	2	60%	\$759
42	Countrybrook Apts.	20	1227	2.5	60%	\$924
Four-Bedroom						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
92	Crystal View Twnhms.	1	1400	2	30%	\$358
32	Douglass Square	1	1650	2	40%	\$527
92	Crystal View Twnhms.	6	1400	2	50%	\$680
32	Douglass Square	1	1650	2	50%	\$699
92	Crystal View Twnhms.	3	1400	2	60%	\$730
32	Douglass Square	1	1650	2	60%	\$795

◆ - Senior Restricted



YEAR BUILT - CHAMPAIGN COUNTY, ILLINOIS *

YEAR RANGE	PROJECTS	UNITS	VACANT	% VACANT	TOTAL UNITS	DISTRIBUTION
Before 1970	15	2166	115	5.3%	2166	17.7%
1970 to 1979	35	4133	248	6.0%	6299	33.9%
1980 to 1989	10	653	19	2.9%	6952	5.3%
1990 to 1999	17	2341	72	3.1%	9293	19.2%
2000	2	228	48	21.1%	9521	1.9%
2001	5	433	20	4.6%	9954	3.5%
2002	1	320	20	6.3%	10274	2.6%
2003	6	641	35	5.5%	10915	5.3%
2004	3	149	1	0.7%	11064	1.2%
2005	0	0	0	0.0%	11064	0.0%
2006	4	769	18	2.3%	11833	6.3%
2007	1	259	4	1.5%	12092	2.1%
2008	1	24	0	0.0%	12116	0.2%
2009	1	20	0	0.0%	12136	0.2%
2010	1	70	0	0.0%	12206	0.6%
2011**	0	0	0	0.0%	12206	0.0%
TOTAL	102	12206	600	4.9%	12206	100.0 %

YEAR RENOVATED - CHAMPAIGN COUNTY, ILLINOIS *

YEAR RANGE	PROJECTS	UNITS	VACANT	% VACANT	TOTAL UNITS	DISTRIBUTION
Before 1970	0	0	0	0.0%	0	0.0%
1970 to 1979	0	0	0	0.0%	0	0.0%
1980 to 1989	0	0	0	0.0%	0	0.0%
1990 to 1999	1	108	2	1.9%	108	9.6%
2000	1	14	1	7.1%	122	1.2%
2001	0	0	0	0.0%	122	0.0%
2002	1	50	1	2.0%	172	4.4%
2003	0	0	0	0.0%	172	0.0%
2004	0	0	0	0.0%	172	0.0%
2005	2	228	27	11.8%	400	20.2%
2006	0	0	0	0.0%	400	0.0%
2007	0	0	0	0.0%	400	0.0%
2008	2	728	33	4.5%	1128	64.5%
2009	0	0	0	0.0%	1128	0.0%
2010	0	0	0	0.0%	1128	0.0%
2011**	0	0	0	0.0%	1128	0.0%
TOTAL	7	1128	64	5.7%	1128	100.0 %

Note: The upper table (Year Built) includes all of the units included in the lower table.

* Only Market-Rate and Tax Credit projects. Does not include government-subsidized projects

** As of August 2010

Survey Date: August 2010

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APPLIANCES AND UNIT AMENITIES - CHAMPAIGN COUNTY, ILLINOIS

Appliances			
APPLIANCE	PROJECTS	PERCENT	UNITS*
RANGE	101	99.0%	12,190
REFRIGERATOR	102	100.0%	12,206
ICEMAKER	21	20.6%	3,933
DISHWASHER	74	72.5%	9,407
DISPOSAL	64	62.7%	9,398
MICROWAVE	36	35.3%	4,575
Unit Amenities			
AMENITY	PROJECTS	PERCENT	UNITS*
AC - CENTRAL	75	73.5%	8,483
AC - WINDOW	26	25.5%	3,861
FLOOR COVERING	102	100.0%	12,206
WASHER/DRYER	30	29.4%	3,651
WASHER/DRYER HOOK-UP	58	56.9%	7,777
PATIO/DECK/BALCONY	72	70.6%	8,274
CEILING FAN	27	26.5%	5,187
FIREPLACE	12	11.8%	1,639
BASEMENT	2	2.0%	162
INTERCOM SYSTEM	16	15.7%	1,118
SECURITY SYSTEM	3	2.9%	514
WINDOW TREATMENTS	96	94.1%	11,667
FURNISHED UNITS	23	22.5%	2,193
E-CALL BUTTON	1	1.0%	1

* - Does not include units where appliances/amenities are optional; Only includes market-rate or non-government subsidized Tax Credit.

PROJECT AMENITIES - CHAMPAIGN COUNTY, ILLINOIS

Project Amenities			
AMENITY	PROJECTS	PERCENT	UNITS
POOL	29	28.4%	5,918
ON-SITE MANAGEMENT	61	59.8%	9,911
LAUNDRY	62	60.8%	7,680
CLUB HOUSE	19	18.6%	3,472
MEETING ROOM	13	12.7%	2,383
FITNESS CENTER	30	29.4%	5,314
JACUZZI/SAUNA	7	6.9%	1,147
PLAYGROUND	15	14.7%	3,016
COMPUTER LAB	10	9.8%	2,253
SPORTS COURT	10	9.8%	3,633
STORAGE	7	6.9%	1,801
LAKE	5	4.9%	1,078
ELEVATOR	16	15.7%	1,475
SECURITY GATE	7	6.9%	1,726
BUSINESS CENTER	1	1.0%	200
CAR WASH AREA	1	1.0%	240
PICNIC AREA	15	14.7%	3,827
CONCIERGE SERVICE	0	0.0%	
SOCIAL SERVICE PACKAGE	0	0.0%	

DISTRIBUTION OF UTILITIES - CHAMPAIGN COUNTY, ILLINOIS

UTILITY (RESPONSIBILITY)	NUMBER OF PROJECTS	NUMBER OF UNITS	DISTRIBUTION OF UNITS
Heat			
LANDLORD			
OTHER	1	104	0.7%
ELECTRIC	11	1,357	9.8%
GAS	13	1,682	12.1%
TENANT			
ELECTRIC	56	5,456	39.2%
GAS	45	5,313	38.2%
			100.0%
Cooking Fuel			
LANDLORD			
ELECTRIC	18	1,828	13.1%
GAS	3	389	2.8%
TENANT			
ELECTRIC	95	10,315	74.1%
GAS	10	1,380	9.9%
			100.0%
Hot Water			
LANDLORD			
ELECTRIC	12	1,628	11.7%
GAS	14	1,691	12.2%
TENANT			
ELECTRIC	55	5,264	37.8%
GAS	45	5,329	38.3%
			100.0%
Electric			
LANDLORD	19	1,820	13.1%
TENANT	107	12,092	86.9%
			100.0%
Water			
LANDLORD	55	6,259	45.0%
TENANT	71	7,653	55.0%
			100.0%
Sewer			
LANDLORD	70	8,923	64.1%
TENANT	56	4,989	35.9%
Trash Pick-Up			
LANDLORD	101	11,614	83.5%
TENANT	25	2,298	16.5%
			100.0%

UTILITY ALLOWANCE - CHAMPAIGN COUNTY, IL

BR	UNIT TYPE	HEATING				HOT WATER		COOKING		ELEC	WATER	SEWER	TRASH	CABLE
		GAS	ELEC	STEAM	OTHER	GAS	ELEC	GAS	ELEC					
0	GARDEN	\$41	\$38		\$41	\$12	\$19	\$6	\$4	\$32	\$12	\$7	\$19	\$20
1	GARDEN	\$50	\$47		\$50	\$15	\$27	\$7	\$5	\$38	\$12	\$7	\$19	\$20
1	TOWNHOUSE	\$50	\$47		\$50	\$15	\$27	\$7	\$5	\$38	\$12	\$7	\$19	\$20
2	GARDEN	\$63	\$60		\$63	\$18	\$30	\$8	\$7	\$50	\$16	\$10	\$19	\$20
2	TOWNHOUSE	\$63	\$60		\$63	\$18	\$30	\$8	\$7	\$50	\$16	\$10	\$19	\$20
3	GARDEN	\$75	\$72		\$75	\$20	\$35	\$9	\$8	\$56	\$21	\$14	\$19	\$20
3	TOWNHOUSE	\$75	\$72		\$75	\$20	\$35	\$9	\$8	\$56	\$21	\$14	\$19	\$20
4	GARDEN	\$89	\$88		\$89	\$23	\$40	\$11	\$10	\$62	\$26	\$18	\$19	\$20
4	TOWNHOUSE	\$89	\$88		\$89	\$23	\$40	\$11	\$10	\$62	\$26	\$18	\$19	\$20