

# Property Details

CONTROL: Owner VALUE: \$1,300,000  
LOAN: \$800,000  
EQUITY: \$500,000

TITLE: 250k Tax Deductions Downtown Apartment Building A+ Location  
TYPE: Multi-Family  
I have option to purchase by December 2026 and looking to partner with 1031 exchange money, JV partner, and can work buy back within 12-36 months. Can structure as debt if want cash flow or equity JV if you need depreciation tax benefits.

HAVE: 405 N State, Champaign, Illinois  
ADDRESS: Tax deductions \$250,000 with cost segregation study. Stabilized downtown location, A+ location, brick apartment buildings.

BENEFITS TO NEW OWNER:

GROSS SCHEDULED INCOME: \$162,000 Projected  
VACANCY LOSS: \$18,360  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$53,190  
NOI: \$90,450  
DEBT SERVICE: \$74,000  
CASH FLOW: \$16,450  
CAP RATE: 6.96%



| ENCUMBRANCES | BALANCE   | PAYMENT | RATE | DUE        | ASSUMABLE |
|--------------|-----------|---------|------|------------|-----------|
| LOAN 1       | \$800,000 | \$4,920 | 7%   | 12/15/2026 | No        |
| LOAN 2       | \$290,000 | \$1,870 | 2%   | 01/01/2026 | No        |

BENEFITS SOUGHT: Option to purchase contract that ends in December 2026  
MOTIVATION: 7  
CAN ADD: RVs, vacant land, consulting, and single family home rentals.  
REMARKS: New roof May 2026. Discount sale and lease buy back within 12-36 months to fit someones timeline. Can do exchange, sale, and option to purchase back to balance someones equities.

OWNER: Quentin McNew  
COUNSELOR: Quentin McNew Phone: 2175524062  
501 N Neil, Suite 2 Email: quentin@mcnewcapital.com  
Champaign, Illinois, 61820