Greek/Student Housing Opportunity

University of Illinois

209 E Armory Avenue
Champaign, IL 61820

PRESENTED BY:

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Confidentiality and Restricted Use Agreement

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The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CIS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.
## PROPERTY OVERVIEW

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purchase Price</td>
<td>$7,500,000.00</td>
</tr>
<tr>
<td>Lot Size</td>
<td>+/- 26,919 SF</td>
</tr>
<tr>
<td>Gross Building Size</td>
<td>+/- 25,911 SF</td>
</tr>
<tr>
<td>Housing Quarters</td>
<td>+/- 22,616 SF</td>
</tr>
<tr>
<td>Indoor Garage/Storage</td>
<td>+/- 3,295 SF</td>
</tr>
<tr>
<td>Capacity</td>
<td>74 Beds</td>
</tr>
<tr>
<td>Zoning</td>
<td>MFUniv – Multifamily University Neighborhood</td>
</tr>
<tr>
<td>Year Built</td>
<td>2017</td>
</tr>
<tr>
<td>PIN</td>
<td>46-21-18-303-009</td>
</tr>
<tr>
<td>Real Estate Taxes</td>
<td>$105,614.50</td>
</tr>
<tr>
<td>Opportunity Zone</td>
<td>Yes</td>
</tr>
</tbody>
</table>

## REPLACEMENT VALUE

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Value ($140/SF)</td>
<td>$3,768,660</td>
</tr>
<tr>
<td>Building Cost</td>
<td>$6,500,000</td>
</tr>
<tr>
<td>FF&amp;E</td>
<td>$500,000</td>
</tr>
<tr>
<td>Total Replacement Value</td>
<td>$10,768,660</td>
</tr>
</tbody>
</table>

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for sale the former Lambda Chi Alpha fraternity house on the University of Illinois at Urbana-Champaign campus (“the Property”). This incredible building was built in 2017 and is located at the corner of Armory Avenue and Arbor Street directly across from Washington “Frat” Park. The 25,911 SF three-story house with basement features 18 sleeping units with capacity for 74 beds, a full commercial-grade kitchen, dining hall for 100+ persons, expansive front yard with a large front porch and elevated side deck, outdoor basketball court, enclosed parking for 8 cars and covered parking for 6 cars, and has a dedicated 1 Gbps fiber connection, key fob/thumbprint access, and 4K surveillance.

The full steel frame construction on a concrete slab allows for easy interior reconfiguration, and the building also features ZIP insulated panel sheathing, brick façade, LED lighting throughout, high-efficiency variable flow refrigerant system (VFR), and thermostats in each suite. The building also has two large lockable storage rooms and a dedicated enclosed dumpster for trash.

The Property is situated in a prime location on the University of Illinois at Urbana-Champaign campus (49,339 students and 10,845 faculty & staff) and provides an outstanding opportunity for a fraternity, sorority or student housing operator.

The Property is prominently located at the southeast corner of Armory Avenue and Arbor Street, just west/southwest of the Illini Union, Main Quad and the greater University of Illinois campus. The Property is within easy walking distance to academic buildings, Memorial Stadium, and the Armory.

The subject property also benefits from its location within a Qualified Opportunity Zone (QOZ), which was created as part of the 2017 Tax Cuts and Jobs Act. Opportunity Zones were established to serve as a catalyst for economic investment by offering preferential tax treatment for capital gains in a QOZ.
OFFERING MEMORANDUM

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.
OFFERING MEMORANDUM

49,339 Student
10,845 Faculty & Staff
6,370 Acres
651 Buildings

Carle Hospital
Main Quad
Foellinger Auditorium
Army

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The primary purpose of the MFUniv District is to provide for high density multifamily housing near the University of Illinois campus. Non-residential uses are mostly not permitted. Density is controlled by height and setbacks. There should be an adequate system of local streets and residential collectors. The district may be located on major arterials. This district is characterized by development and design standards that support a variety of transportation choice among residents, a neighborhood feel, and the redevelopment of building stock as it ages.

**MFUniv Zoning Standards**
- 75' Height Limit
- Minimal Setbacks Requirements
- No Floor Area Ratio (FAR)
- No Open Space Reserves (OSR)
- No Parking Requirements
The Opportunity Zones program offers three tax incentives for investing through a qualified Opportunity Fund:

**Temporary Deferral:** A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is disposed of or December 31, 2026.

**Step-Up In Basis:** A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis is increased by 10% if the investment in the Opportunity Fund is held by the taxpayer for at least 5 years and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.

**Permanent Exclusion:** A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years. This exclusion applies to gains accrued after an investment in an Opportunity Fund.
The University of Illinois at Urbana-Champaign (UIUC) is a public research university that was founded in 1867 as a land-grant institution and is the flagship campus of the University of Illinois System.

UIUC has 16 schools and colleges and offers more than 150 undergraduate and over 100 graduate programs of study.

The campus covers 6,370 acres and has 651 buildings with an annual operating budget in excess of $2B.

UIUC had $620M in R&D expenditures in FY16 and is home to the fastest supercomputer on a university campus.
ILLINOIS

#1 Ranked Library & Information Sciences Program – US News
#2 Ranked Accounting School – US News
#6 Ranked Engineering School (Undergraduate) – US News
#9 Ranked Engineering School (Overall) – US News
#11 Ranked Public University - Forbes
#13 Ranked Public University – US News
15 Colleges and Instructional Units
21 NCAA Athletic Teams
24 Residence Halls

University of Illinois – Electrical & Computer Engineering Building

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AREA OVERVIEW

The city of Champaign is a vibrant community in central Illinois that is home to the state’s flagship University – the University of Illinois at Urbana-Champaign. The City of Champaign lies 134 miles south of Chicago, and is the tenth most populous city in the state of Illinois, and the fourth most populous city outside of Chicago metro. The city is also 126 miles west of Indianapolis, IN and 178 miles northeast of St. Louis, MO.

Champaign-Urbana has seen continued population growth year-after-year and grew nearly 9% between 2010 and 2017.

The area benefits from a strong healthcare industry and is served by Carle (6,000+ employees and 345-bed hospital), OSF (800+ employees and 210-bed hospital) and Christie Clinic (900+ employee multi-specialty group medical practice).

Champaign-Urbana is home to the University of Illinois, which is ranked as the #11 public university in the nation, and has nearly 50,000 students and 10,000+ faculty and staff, and Parkland College (18,000+ students and 700+ faculty & staff).

The area is also a vibrant tech community with offices for Yahoo!, Abbott Labs, ADM, Abbvie, NVIDIA, Caterpillar, Amdocs, Capital One, Grainger, Wolfram Research, Dow, and many more. The 700,000+ SF Research Park at the University of Illinois employs over 2,100 people in high-technology careers across 120+ companies.
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