

2025




2026


## TOUR OR SIGN TODAY!

Contact one of our leasing agents or visit our leasing office to schedule an apartment tour or lease signing appointment!

(217) 359-6108 | [jsm@jsmliving.com](mailto:jsm@jsmliving.com)

| Studio           | Base Rate | Utility & Service Fee |  |
|------------------|-----------|-----------------------|---|
| 1103 Euclid      | \$1,085   | \$57                  | \$1,040   |
| 105 E. Chalmers  | \$855     | \$107                 | \$910   |
| 105 E. Green     | \$970-990 | \$97                  | \$910   |
| 110 S. Gregory   | \$730     | \$110                 | \$630   |
| 307 E. Armory    | \$705-720 | \$142                 | \$800   |
| 308 E. Armory    | LEASED    | -                     | \$1,110   |
| 401 E. Chalmers  | \$765-785 | \$113                 | \$800*  |
| 405 E. White     | \$850     | \$57                  | \$770   |
| 408 E. Stoughton | \$880-925 | \$93                  | \$800   |
| 502 E. White     | \$770-905 | \$90                  | \$800   |
| 505 E. Clark     | \$900-910 | \$91                  | \$800   |
| 507 E. Green     | \$1,400   | **                    | \$1,470*  |
| 602 E. Clark     | \$815-970 | \$107                 | \$770   |
| 902 S. Lincoln   | LEASED    | -                     | \$800-1,380   |


## 1 Bedroom

|                  | Base Rate     | Utility & Service Fee |  |
|------------------|---------------|-----------------------|---|
| 102 E. Gregory   | \$1,200       | \$58                  | \$1,040   |
| 105 E. Chalmers  | \$855-965     | \$107                 | \$910   |
| 110 S. Gregory   | \$790-870     | \$110                 | \$630   |
| 201 S. Wright    | \$1,185-1,300 | \$65                  | \$1,100   |
| 203 E. Stoughton | \$955-975     | \$80                  | \$910   |
| 308 E. Armory    | LEASED        | -                     | \$1,110   |
| 401 E. Chalmers  | \$970         | \$113                 | \$800*  |
| 405 E. White     | \$1,250       | \$57                  | \$770   |
| 406 E. Clark     | \$900         | \$116                 | \$525   |
| 408 E. Stoughton | \$1,000-1,165 | \$93                  | \$800   |
| 408 E. White     | \$1,120       | \$75                  | \$770   |
| 507 E. Green     | \$1,525-1,700 | **                    | \$1,470*  |
| 601 E. White     | \$1,050-1,070 | \$83                  | \$800   |
| 601 S. 6th       | \$1,300-1,425 | \$106                 | \$1,470   |
| 603 E. White     | \$1,050-1,070 | \$83                  | \$800   |
| 605 E. White     | \$1,050-1,070 | \$83                  | \$800   |
| 607 E. White     | \$1,050-1,070 | \$83                  | \$800   |
| 700 S. Gregory   | \$1,030-1,295 | \$172-177             | \$1,380   |
| 701 S. Gregory   | \$1,025-1,250 | \$172-177             | \$1,380   |
| 707 S. 6th       | \$1,200-1,320 | \$89                  | \$1,380*  |
| 902 S. Lincoln   | \$1,300       | \$74                  | \$800-1,380   |

LET'S  
CHAT



## 2 Bedroom

|                 | Base Rate     | Utility & Service Fee |  |
|-----------------|---------------|-----------------------|---|
| 1103 Euclid     | \$1,600       | \$69                  | \$1,040   |
| 102 E. Gregory  | \$1,550-1,650 | \$70                  | \$1,040   |
| 105 E. Chalmers | \$1,400       | \$169                 | \$910   |
| 302 S. 4th      | \$1,450-1,470 | \$111                 | \$800   |
| 303 S. Wright   | \$1,490-1,510 | \$74                  | \$800   |


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## 2 Bedroom Continued

|                  | Base Rate     | Utility & Service Fee |  |
|------------------|---------------|-----------------------|---|
| 308 E. Armory    | \$1,800       | \$72                  | \$1,110   |
| 403 E. White     | \$1,450-1,470 | \$107                 | \$770   |
| 405 E. White     | \$1,100       | \$68                  | \$770   |
| 408 E. Stoughton | \$1,520       | \$141                 | \$800   |
| 408 E. White     | LEASED        | -                     | \$770   |
| 502 E. John      | \$1,830       | \$180                 | \$1,380*  |
| 601 S. 6th       | \$1,685-1,900 | \$133                 | \$1,470   |
| 604 E. Clark     | \$1,350       | \$68                  | \$770   |
| 700 S. Gregory   | \$1,550       | \$226                 | \$1,380   |
| 701 S. Gregory   | \$1,480       | \$226                 | \$1,380   |
| 707 S. 6th       | \$1,420-1,735 | \$133                 | \$1,380*  |
| 902 S. Lincoln   | \$1,600       | \$103                 | \$800-1,380   |


## 3 Bedroom

|                 | Base Rate     | Utility & Service Fee |  |
|-----------------|---------------|-----------------------|---|
| 1103 Euclid     | \$2,100       | \$86                  | \$1,040   |
| 107 E. Chalmers | \$2,010       | \$189                 | \$910   |
| 201 E. Healey   | \$1,920       | \$143                 | \$910   |
| 306 E. Armory   | \$2,250-2,280 | \$129                 | \$1,040   |
| 408 E. White    | \$2,055       | \$138                 | \$770   |
| 501 E. Healey   | \$2,205-2,250 | \$148                 | \$1,040-1,380   |
| 505 E. Healey   | \$2,250       | \$148                 | \$1,040-1,380*  |
| 510 E. Green    | \$2,130       | \$85                  | \$1,145   |
| 601 S. 6th      | \$2,475-2,520 | \$181                 | \$1,470   |
| 902 S. Lincoln  | \$2,280       | \$137                 | \$800-1,380   |


## 4 Bedroom

|                | Base Rate     | Utility & Service Fee |  |
|----------------|---------------|-----------------------|---|
| 1103 Euclid    | \$2,900-3,000 | \$98                  | \$1,040   |
| 102 E. Gregory | \$3,000       | \$94                  | \$1,040   |
| 201 E. Healey  | \$2,540       | \$173                 | \$910   |
| 301 S. Water   | \$2,360-3,000 | \$101                 | -   |
| 306 E. Armory  | \$3,000       | \$155                 | \$1,040   |
| 308 E. Armory  | \$3,000       | \$103                 | \$1,110   |
| 502 E. John    | LEASED        | -                     | \$1,380*  |
| 508 E. Healey  | \$2,860-2,900 | \$163                 | \$1,145   |
| 508 E. John    | \$2,980-3,060 | \$184                 | \$1,380   |
| 608 E. Green   | LEASED        | -                     | \$1,380*  |
| 608 S. 6th     | \$3,200       | \$522                 | \$1,380*  |
| 616 E. Green   | \$3,380-3,440 | \$172                 | \$1,380   |

## 5 Bedroom

|                | Base Rate | Utility & Service Fee |  |
|----------------|-----------|-----------------------|---|
| 1103 Euclid    | \$3,450   | \$115                 | \$1,040   |
| 102 E. Gregory | \$3,550   | \$106                 | \$1,040   |
| 306 E. Armory  | \$3,425   | \$186                 | \$1,040   |
| 501 E. Healey  | \$3,375   | \$217                 | \$1,040-1,380   |
| 505 E. Healey  | \$3,550   | \$217                 | \$1,040-1,380*  |

## 6 Bedroom

|                | Base Rate | Utility & Service Fee |  |
|----------------|-----------|-----------------------|---|
| 102 E. Gregory | \$3,750   | \$143                 | \$990   |

Please refer to the property flyers, website, or one of our leasing agents for more information about what the Utility & Service Fee covers. Utility fees with an \*\* are billed to resident based on usage. Rates subject to change.

Parking rate is a one-time payment due at signing that covers the entire lease term. Limited parking available in each lot. First come first serve. Parking prices with an \* have nearby parking available; ask for price and location options.