

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

Studio	Base Rate	Utility & Service Fee	
1103 Euclid	LEASED	-	\$1,040
105 E. Chalmers	LEASED	-	\$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	LEASED	-	\$770
408 E. Stoughton	LEASED	-	\$800
502 E. White	\$770-780	\$90	\$800
505 E. Clark	\$900-910	\$91	\$800
507 E. Green	LEASED	-	\$1,470*
602 E. Clark	\$815-835	\$107	\$770
902 S. Lincoln	LEASED	-	\$800-1,380


1 Bedroom

	Base Rate	Utility & Service Fee	
102 E. Gregory	LEASED	-	\$1,040
105 E. Chalmers	LEASED	-	\$910
110 S. Gregory	LEASED	-	\$630
201 S. Wright	\$1,185	\$65	\$1,100
203 E. Stoughton	\$955-975	\$80	\$910
308 E. Armory	LEASED	-	\$1,110
401 E. Chalmers	LEASED	-	\$800*
405 E. White	\$1,250	\$57	\$770
406 E. Clark	\$900	\$116	\$525
408 E. Stoughton	\$1,020-1,165	\$93	\$800
408 E. White	LEASED	-	\$770
507 E. Green	\$1,525-1,625	**	\$1,470*
601 E. White	\$1,050-1,070	\$83	\$800
601 S. 6th	\$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	\$1,225-1,280	\$89	\$1,380*
902 S. Lincoln	LEASED	-	\$800-1,380

LET'S CHAT



2 Bedroom

	Base Rate	Utility & Service Fee	
1103 Euclid	LEASED	-	\$1,040
102 E. Gregory	LEASED	-	\$1,040
105 E. Chalmers	LEASED	-	\$910
302 S. 4th	LEASED	-	\$800
303 S. Wright	LEASED	-	\$800

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2 Bedroom Continued

	Base Rate	Utility & Service Fee	
308 E. Armory	LEASED	-	\$1,110
403 E. White	LEASED	-	\$770
405 E. White	LEASED	-	\$770
408 E. Stoughton	LEASED	-	\$800
408 E. White	LEASED	-	\$770
502 E. John	LEASED	-	\$1,380*
601 S. 6th	LEASED	-	\$1,470
604 E. Clark	LEASED	-	\$770
700 S. Gregory	LEASED	-	\$1,380
701 S. Gregory	\$1,480	\$226	\$1,380
707 S. 6th	LEASED	-	\$1,380*
902 S. Lincoln	LEASED	-	\$800-1,380

3 Bedroom

	Base Rate	Utility & Service Fee	
1103 Euclid	LEASED	-	\$1,040
107 E. Chalmers	LEASED	-	\$910
201 E. Healey	LEASED	-	\$910
306 E. Armory	LEASED	-	\$1,040
408 E. White	LEASED	-	\$770
501 E. Healey	LEASED	-	\$1,040-1,380
505 E. Healey	LEASED	-	\$1,040-1,380*
510 E. Green	LEASED	-	\$1,145
601 S. 6th	LEASED	-	\$1,470
902 S. Lincoln	LEASED	-	\$800-1,380

4 Bedroom

	Base Rate	Utility & Service Fee	
1103 Euclid	LEASED	-	\$1,040
102 E. Gregory	LEASED	-	\$1,040
201 E. Healey	LEASED	-	\$910
301 S. Water	\$3,000	\$101	-
306 E. Armory	LEASED	-	\$1,040
308 E. Armory	LEASED	-	\$1,110
502 E. John	LEASED	-	\$1,380*
508 E. Healey	LEASED	-	\$1,145
508 E. John	LEASED	-	\$1,380
608 E. Green	LEASED	-	\$1,380*
608 S. 6th	LEASED	-	\$1,380*
616 E. Green	LEASED	-	\$1,380

5 Bedroom

	Base Rate	Utility & Service Fee	
1103 Euclid	LEASED	-	\$1,040
102 E. Gregory	LEASED	-	\$1,040
306 E. Armory	LEASED	-	\$1,040
501 E. Healey	LEASED	-	\$1,040-1,380
505 E. Healey	LEASED	-	\$1,040-1,380*

6 Bedroom

	Base Rate	Utility & Service Fee	
102 E. Gregory	LEASED	-	\$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.