



2026 - 2027 RATE SHEET

TOUR OR SIGN TODAY

Visit our website's Leasing Information page for details on scheduling a tour or lease signing appointment. To schedule a tour for multiple buildings, please call our office.

(217) 359-6108 | JSM@JSM LIVING.COM | JSM LIVING.COM

| Studio           | Rent          |             | P Parking |          |           |
|------------------|---------------|-------------|-----------|----------|-----------|
|                  | Base Rate     | Utility Fee | Garage    | Covered  | Uncovered |
| 1103 Euclid      | \$1,145       | \$61        | -         | \$1,040  | \$1,040   |
| 105 E. Chalmers  | \$895         | \$112       | -         | -        | \$910     |
| 105 E. Green     | \$1,085       | \$101       | -         | \$860    | \$910     |
| 110 S. Gregory   | \$790         | \$115       | -         | -        | \$630     |
| 307 E. Armory    | \$760-775     | \$148       | -         | -        | \$800     |
| 308 E. Armory    | \$1,165       | \$62        | \$1,110   | \$1,110  | -         |
| 401 E. Chalmers  | \$815-835     | \$118       | -         | -        | *\$800    |
| 408 E. Stoughton | \$920-965     | \$97        | -         | -        | \$800     |
| 502 E. White**   | \$975-1,100   | \$94        | -         | -        | \$800     |
| 505 E. Clark     | \$975         | \$95        | -         | -        | \$800     |
| 505 S. Fifth     | \$1,650       | \$96        | -         | -        | -         |
| 507 E. Green     | \$1,325-1,500 | \$108       | -         | *\$1,470 | *\$1,470  |
| 602 E. Clark     | \$875-1,010   | \$112       | -         | -        | \$770     |
| 902 S. Lincoln   | \$1,050       | \$102       | \$1,380   | -        | \$800     |

| 1 BED            | Rent          |             | P Parking |         |           |
|------------------|---------------|-------------|-----------|---------|-----------|
|                  | Base Rate     | Utility Fee | Garage    | Covered | Uncovered |
| 102 E. Gregory   | \$1,300       | \$60        | -         | -       | \$1,040   |
| 105 E. Chalmers  | \$905-1,015   | \$112       | -         | -       | \$910     |
| 110 S. Gregory   | \$850-945     | \$115       | -         | -       | \$630     |
| 201 S. Wright    | \$1,285-1,400 | \$68        | \$1,110   | -       | -         |
| 203 E. Stoughton | \$1,050       | \$84        | -         | -       | \$910     |
| 308 E. Armory    | LEASED        | LEASED      | \$1,110   | \$1,110 | -         |
| 401 E. Chalmers  | \$975-985     | \$118       | -         | -       | *\$800    |

| 1 BED            | Rent          |             | P Parking |          |           |
|------------------|---------------|-------------|-----------|----------|-----------|
|                  | Base Rate     | Utility Fee | Garage    | Covered  | Uncovered |
| 406 E. Clark     | \$975         | \$121       | -         | -        | \$525     |
| 408 E. Stoughton | \$1,090-1,245 | \$97        | -         | -        | \$800     |
| 408 E. White     | \$1,200       | \$78        | -         | -        | \$770     |
| 505 S. Fifth     | \$1,850-1,950 | \$96        | -         | -        | -         |
| 507 E. Green     | \$1,650-1,850 | \$108       | -         | *\$1,470 | *\$1,470  |
| 601 E. White     | \$1,150-1,170 | \$87        | -         | -        | \$800     |
| 601 S. 6th       | \$1,400-1,525 | \$111       | -         | \$1,470  | \$1,470   |
| 603 E. White     | \$1,150-1,170 | \$87        | -         | -        | \$800     |
| 605 E. White     | \$1,150-1,170 | \$87        | -         | -        | \$800     |
| 607 E. White     | \$1,150-1,170 | \$87        | -         | -        | \$800     |
| 700 S. Gregory   | \$1,130-1,415 | \$179-185   | -         | \$1,380  | \$1,040   |
| 701 S. Gregory   | \$1,125-1,350 | \$179-185   | \$1,380   | -        | -         |
| 707 S. 6th       | \$1,300-1,420 | \$93        | -         | -        | -         |
| 902 S. Lincoln   | \$1,185-1,400 | \$102       | \$1,380   | -        | \$800     |

| 2 BED            | Rent          |             | P Parking |         |           |
|------------------|---------------|-------------|-----------|---------|-----------|
|                  | Base Rate     | Utility Fee | Garage    | Covered | Uncovered |
| 1103 Euclid      | \$1,750       | \$77        | -         | \$1,040 | \$1,040   |
| 102 E. Gregory   | \$1,690-1,790 | \$74        | -         | -       | \$1,040   |
| 105 E. Chalmers  | \$1,490       | \$176       | -         | -       | \$910     |
| 302 S. 4th       | \$1,570       | \$116       | -         | -       | \$800     |
| 303 S. Wright    | \$1,620       | \$77        | -         | -       | \$800     |
| 308 E. Armory    | \$1,920       | \$75        | \$1,110   | \$1,110 | -         |
| 403 E. White     | \$1,570       | \$116       | -         | -       | \$770     |
| 408 E. Stoughton | \$1,640       | \$147       | -         | -       | \$800     |
| 408 E. White     | \$1,600       | \$109       | -         | -       | \$770     |
| 502 E. John      | \$1,950       | \$188       | *\$1,380  | -       | -         |
| 601 S. 6th       | \$1,805-2,020 | \$162       | -         | \$1,470 | \$1,470   |
| 604 E. Clark     | \$1,450       | \$74        | -         | -       | \$770     |
| 700 S. Gregory   | \$1,670       | \$252       | -         | \$1,380 | \$1,040   |
| 701 S. Gregory   | \$1,600       | \$260       | \$1,380   | -       | -         |
| 707 S. 6th       | \$1,550-1,860 | \$139       | *\$1,380  | -       | -         |
| 902 S. Lincoln   | \$1,700-1,800 | \$120       | \$1,380   | -       | \$800     |

Please refer to the property flyers, website, or one of our leasing agents for more information about what the Utility Fee covers. Rates subject to change. Properties with \*\* offer 10-month leases.

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; visit the website to view parking locations and pricing.

| 3 BED           | Rent          |             | P Parking |         |           |
|-----------------|---------------|-------------|-----------|---------|-----------|
|                 | Base Rate     | Utility Fee | Garage    | Covered | Uncovered |
| 1103 Euclid     | \$2,250       | \$98        | -         | \$1,040 | \$1,040   |
| 107 E. Chalmers | \$2,175       | \$197       | -         | -       | \$910     |
| 201 E. Healey   | \$2,100       | \$149       | -         | -       | \$910     |
| 306 E. Armory   | \$2,400-2,445 | \$135       | -         | \$1,040 | -         |
| 408 E. White    | \$2,205       | \$144       | -         | -       | \$770     |
| 501 E. Healey   | \$2,355-2,400 | \$154       | -         | -       | \$1,040   |
| 505 E. Healey   | \$2,400       | \$154       | \$1,380   | -       | \$1,040   |
| 505 S. Fifth    | \$4,185       | \$203       | -         | -       | -         |
| 510 E. Green    | \$2,280       | \$120       | -         | -       | \$1,145   |
| 601 S. 6th      | \$2,625-2,670 | \$225       | -         | \$1,470 | \$1,470   |
| 902 S. Lincoln  | \$2,400       | \$160       | \$1,380   | -       | \$800     |

| 4 BED          | Rent          |             | P Parking |         |           |
|----------------|---------------|-------------|-----------|---------|-----------|
|                | Base Rate     | Utility Fee | Garage    | Covered | Uncovered |
| 1103 Euclid    | \$3,100-3,200 | \$114       | -         | \$1,040 | \$1,040   |
| 102 E. Gregory | \$3,200       | \$108       | -         | -       | \$1,040   |
| 201 E. Healey  | \$2,780       | \$180       | -         | -       | \$910     |
| 301 S. Water   | \$2,500-2,600 | \$113       | -         | -       | Included  |
| 306 E. Armory  | \$3,200       | \$162       | -         | \$1,040 | -         |
| 308 E. Armory  | \$3,260       | \$109       | \$1,110   | \$1,110 | -         |
| 502 E. John    | \$3,320       | \$286       | *\$1,380  | -       | -         |
| 505 S. Fifth   | \$4,460       | \$253       | -         | -       | -         |
| 508 E. Healey  | \$3,200       | \$170       | -         | \$1,145 | \$1,145   |
| 508 E. John    | \$3,340       | \$192       | \$1,380   | -       | -         |
| 608 E. Green   | \$2,980       | \$678       | *\$1,380  | -       | -         |
| 608 S. 6th     | \$3,360       | \$543       | *\$1,380  | -       | -         |
| 616 E. Green   | \$3,660-3,720 | \$179       | \$1,380   | -       | -         |

| 5 & 6 BED      | Rent          |             | P Parking |         |           |
|----------------|---------------|-------------|-----------|---------|-----------|
|                | Base Rate     | Utility Fee | Garage    | Covered | Uncovered |
| 1103 Euclid    | \$3,725       | \$135       | -         | \$1,040 | \$1,040   |
| 102 E. Gregory | \$3,800-4,170 | \$128-157   | -         | -       | \$1,040   |
| 306 E. Armory  | \$3,700-3,750 | \$194       | -         | \$1,040 | -         |
| 501 E. Healey  | \$3,650       | \$226       | -         | -       | \$1,040   |
| 505 E. Healey  | \$3,800       | \$226       | \$1,380   | -       | \$1,040   |