



2026 - 2027 RATE SHEET

TOUR OR SIGN TODAY

Visit our website's Virtual Lease Signing page for details on scheduling a tour or lease signing appointment. To schedule a tour for multiple buildings, use the form on our Schedule a Tour page.

(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	\$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	\$905-1,005	\$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	\$1,300-1,380	\$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