Fastest Growing
In-Person Enrollment in

THE BIG 10

Pedestrian to

UNIVERSITY OF
ILLINOIS
URBANA-CHAMPAIGN



BURNHAM 310

JLL

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THE OFFERING

Jones Lang LaSalle Americas, Inc. ("JLL") is pleased to present Burnham 310 ("Burnham" or the "Property"), a 470-bed student housing asset located within three blocks of University of Illinois Urbana-Champaign ("University of Illinois," "UIUC," or the "University").

BURNHAM 310 IS PEDESTRIAN TO THE POWER 4 UNIVERSITY OF ILLINOIS WITH UPSIDE.

Rents at Burnham are as much as 40% lower than the immediate comp set. By achieving just the average of the comp set after light cosmetic updates, Burnham 310 will generate **$2.7 million additional revenue per year.**

University of Illinois is the **flagship state institution and a founding member of the Big 10** athletic conference. UIUC enrolled a record 9,332 freshmen this Fall 2026 and total headcount of 61,060 students represents the **third consecutive year of record enrollment.**

PROPERTY DESCRIPTION

ADDRESS	310 E Springfield Ave
CITY, STATE	Champaign, IL
UNIVERSITY	University of Illinois
FALL 2026 ENROLLMENT	61,060
UNITS	265
BEDS	470
YEAR BUILT	2008
DISTANCE TO CAMPUS	0.2 Mi
OCCUPANCY	95.3%

UNIT MIX

Unit Code	Unit Type	Units	Beds	Sqft/Unit
E1	0x1	17	17	476
E2	0x1	17	17	461
A1	1x1	9	9	568
A2	1x1	17	17	570
A3	1x1	3	3	479
A4	1x1	1	1	586
A5	1x1	1	1	548
A6	1x1	1	1	598
A7	1x1	1	1	702
A9	1x1	1	1	660
A10	1x1	1	1	572
B1	2x1	34	68	689
B2	2x2	34	68	809
B3	2x2	119	238	809
C1	3x3	9	27	1,046
TOTAL/AVERAGE		**265**	**470**	**763**



INVESTMENT HIGHLIGHTS

NUMEROUS UPSIDE OPPORTUNITIES

Burnham's rents are 40% below the comp set average. With cosmetic updates, a new owner can generate **$2.7 million additional revenue** per year while rents **remain a 20% discount** to the top of the market.

FLAGSHIP POWER 4 UNIVERSITY

University of Illinois is a **founding member of the Big 10** athletic conference and the flagship institution of the University of Illinois System, which operates with a **$3+ billion endowment.** U.S. News & World Report ranks UIUC the **#8 top public school in the nation.**

PEDESTRIAN TO CAMPUS

Burnham 310 is in the **desirable Campustown submarket** and is **under three blocks from campus.**

RECORD ENROLLMENT, RISING SELECTIVITY

UIUC enrollment has grown 27 of the last 30 years reaching an all-time high of 61,060 this Fall 2026. New student applications have also **surged 78% in the last 5 years,** resulting in a **22-point drop in the acceptance rate** from 60% in 2021 to 38% this Fall 2026.

OFFERED FOR THE FIRST TIME IN 10+ YEARS

The Property has been **institutionally owned and maintained by the same group for more than 10 years.**



UIUC ENROLLMENT AND ADMISSIONS TRENDS

5-Year Highlights

+9% ENROLLMENT GROWTH

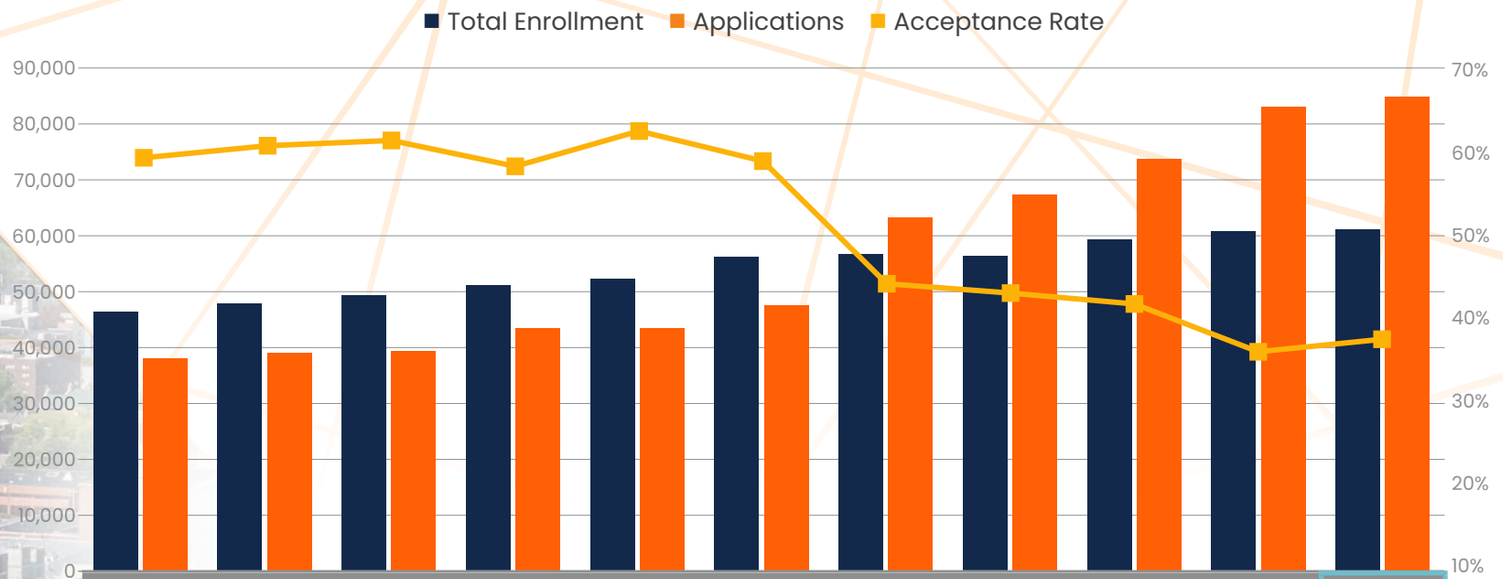
+4,803 STUDENTS

+12% INCREASE IN FRESHMEN CLASS SIZE

+78% INCREASE IN APPLICATIONS

-22 Pts ACCEPTANCE RATE





	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
TOTAL ENROLLMENT	46,438	47,826	49,339	51,196	52,331	56,257	56,644	56,403	59,238	60,848	61,060
UNDERGRAD	33,486	33,624	33,673	33,850	33,492	34,559	34,942	35,467	37,140	38,572	39,393
GRAD	12,952	14,202	15,666	17,346	18,839	21,698	21,702	20,936	22,098	22,276	21,667
FULL TIME	43,584	45,058	46,134	47,415	47,656	47,251	47,670	47,758	50,345	55,423	55,708
PART TIME	2,854	2,768	3,205	3,781	4,675	9,006	8,974	8,645	8,893	5,425	5,352
FRESHMAN ENROLLMENT	7,593	7,518	7,609	7,665	7,530	8,303	7,957	8,325	9,008	9,207	9,332
APPLICATIONS	38,093	38,965	39,406	43,509	43,473	47,593	63,257	67,398	73,742	83,045	84,833
ACCEPTANCE RATE	60.1%	61.5%	62.2%	59.0%	63.3%	59.7%	44.8%	43.7%	42.4%	36.6%	38.1%

UIUC: A TOP-10 PUBLIC UNIVERSITY

UNIVERSITY OF ILLINOIS URBANA-CHAMPAIGN

The University of Illinois Urbana-Champaign is the flagship campus of the University of Illinois System. Originally founded in 1867, it has grown into one of the largest public research universities in the country due in part to its numerous top-ranked programs and its academic and athletic prestige. UIUC contributes $25 billion of economic impact to Illinois representing nearly 3% of the state's annual GDP. The Fighting Illini compete in the Big 10 conference, of which Illinois is a charter member.

#7 TOP PUBLIC COLLEGE
Top 1% and up 6 places since 2024
(Forbes)

#8 TOP PUBLIC SCHOOL
Top 1% and up 4 places since 2024
(U.S. News & World Report)

#8 BEST BIG COLLEGE IN AMERICA
(Niche)

#1 ACCOUNTING PROGRAM
(U.S. News & World Report)

#12 BUSINESS PROGRAMS
(U.S. News & World Report)

#5 COMPUTER SCIENCE PROGRAMS
(U.S. News & World Report)

#2 SOFTWARE ENGINEERING PROGRAM
(U.S. News & World Report)

#6 ARTIFICIAL INTELLIGENCE PROGRAM
(U.S. News & World Report)

#6 UNDERGRADUATE ENGINEERING PROGRAMS
(U.S. News & World Report)

#3 CIVIL ENGINEERING PROGRAM
(U.S. News & World Report)

#5 ELECTRICAL ENGINEERING PROGRAM
(U.S. News & World Report)

#1 LIBRARY AND INFORMATION SCIENCE GRADUATE PROGRAM
(U.S. News & World Report)

A+ OVERALL NICHE GRADE
(Niche)

#74 UNIVERSITY IN THE WORLD
Top 5%
(QS TopUniversities)



TOP 5% WORLDWIDE

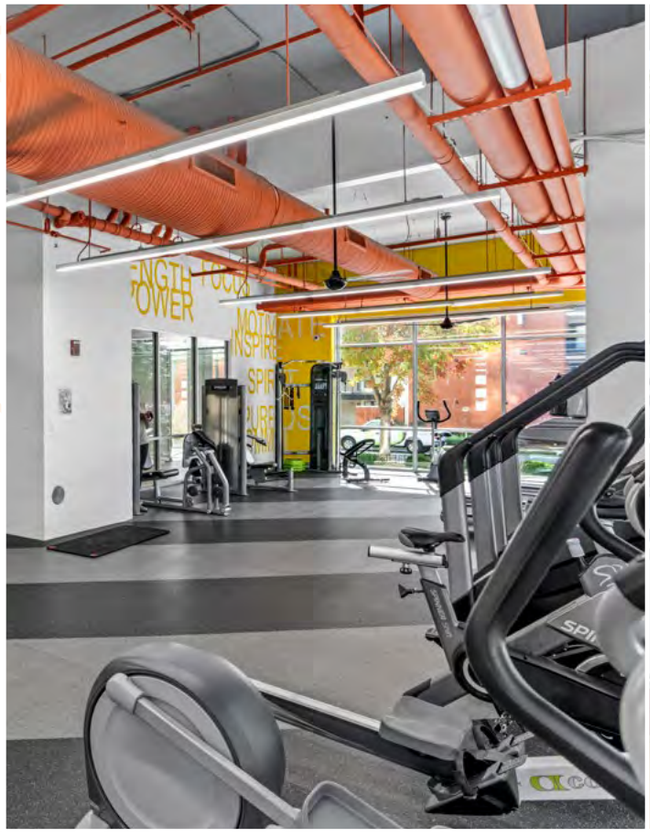
COMMUNITY AMENITIES

- Yoga Studio
- Indoor Garage Parking
- Social Lounge
- Game Room
- Fitness Center
- Welcome Area & On-Site Leasing Offices
- Sky Lounge
- Upgraded Study Rooms with Computers and Printing



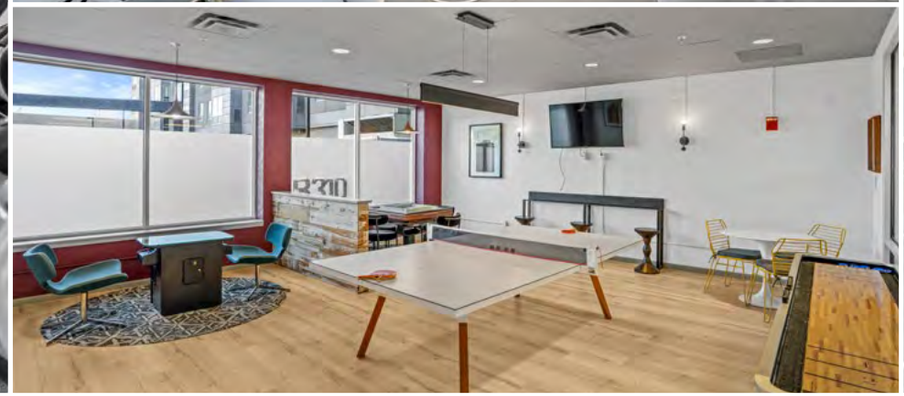












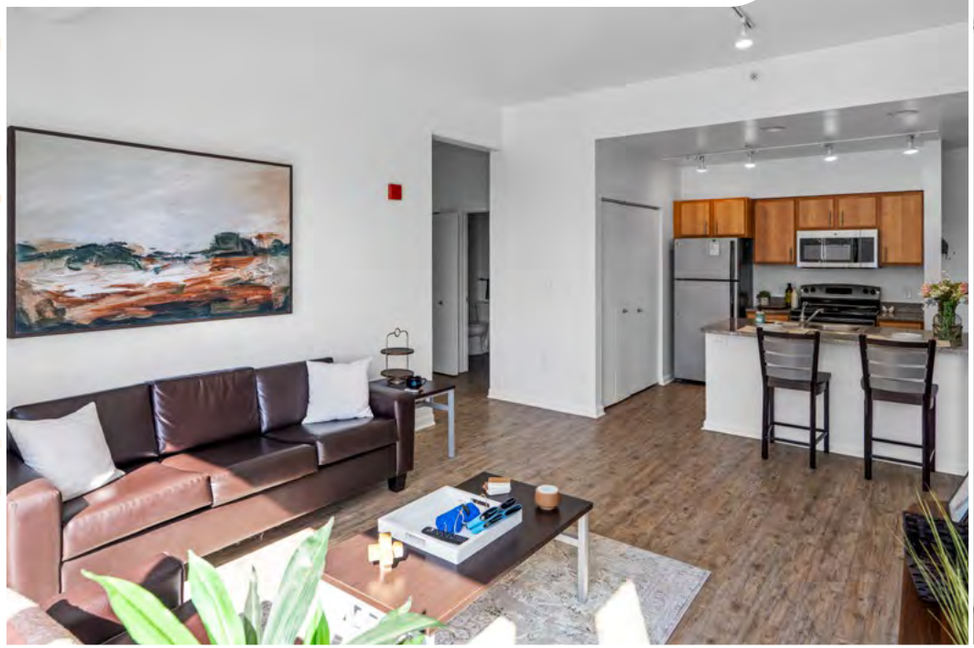


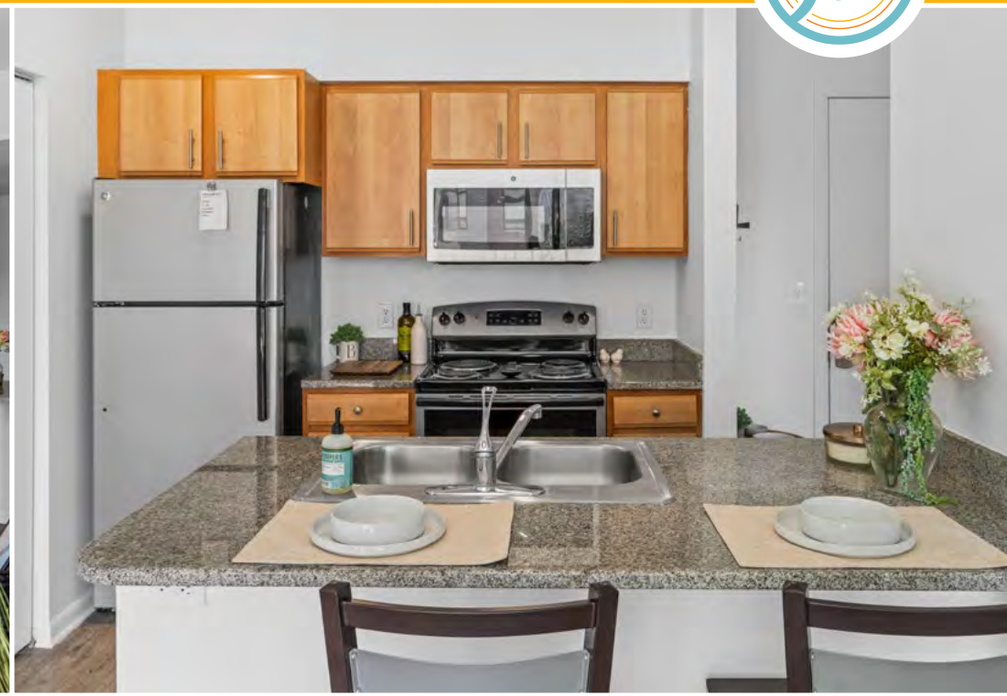
APARTMENT AMENITIES

- Fully Furnished
- 10-Foot Ceilings
- Oversize Windows
- Nearly 100% Bed-Bath Parity
- Granite Countertops
- In-Unit Washer & Dryer (Not Pictured)

POTENTIAL VALUE-ADD IMPROVEMENTS:

- Updated cabinetry and paint
- Hardwood-style flooring in bedrooms
- Updated lighting
- New sinks
- Updated Washer/ Dryers
- Step-in showers or sliding glass doors
- Smart thermostats











AERIAL


5 MINUTE WALK
TO CAMPUS ALONG
SPRINGFIELD AVENUE
ILLINOIS
SPRINGFIELD AVENUE

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