Indian Trail Apartments of Lawrenceville Phase 2

30 units of affordable one, two and three bedroom family residences in the heart of Lawrenceville, Illinois.

Project Description: Indian Trail Apartments phase 2 is located adjacent to its sister property Indian Trail Apartments and less than a mile away from downtown Lawrenceville. The development is designed to integrate with and take advantage of the amenities found in the adjoining neighborhoods. The project includes eight residential buildings along with common outdoor areas, and green space areas.

Project Partners: Yost Management (Developer/Owner), Illinois Affordable Housing, NFP (Co-Developer/Co-Owner), Worn Jerabek Wiltse Architects (Architect), C. Howell Construction, Inc. (General Contractor), Raymond James Tax Credit Funds, Inc (Equity Provider)

Source of Funds: Low Income Housing Tax Credits, HOME Funds

Economic Impact*

First Year:
- $3.5 Million in local income
- $663,000 in taxes and other revenue for local governments
- 48 local jobs

Over 15 years:
- $11.8 Million in local income
- $2.26 Million in taxes and other revenue for local governments
- 198 local jobs

*Based on a modeling estimate from the National Association of Home Builders.