



Apartment and House Rentals

Smart Choice Properties, LLC and its affiliates Smart Choice Homes, LLC and WTBS Enterprises, LLC own over 300 well-maintained apartments in over 20 locations throughout Springfield. We also own a variety of rental houses. We have operated reasonably priced small apartment communities and rental houses in Springfield since 1986.



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We specialize in small apartment communities ranging from two to ninety-three units. Our locations are in single-family residential areas as opposed to being mixed in with huge apartment complexes with hundreds of units. We own more small apartment communities in Springfield than any other landlord in town.

The vast majority of small apartment buildings are owned by part time investors who often are not able to manage their properties in a professional manner. Although each of our communities is small, we pride ourselves on having professional management of our properties. We have regular office hours Monday through Saturday. We also staff a responsive and experienced full-time maintenance staff. We have an emergency cell phone, which is carried by one of our maintenance staff 24 hours per day, 365 days per year.


We use an extensive checklist when preparing apartments for rental to insure everything is clean and in working order. Our maintenance supervisor performs a final inspection of each unit. We provide a tenant satisfaction survey to be completed upon move in. We review each and every one and provide copies to our staff so their performance on each unit can be evaluated. As a preventative measure, we perform a quarterly pest control in every apartment. All locations have off street parking and we have laundry facilities at most.

Our primary goal is to provide a nice environment in the building in which you live. To reduce the possibility of tenant disturbances, all applicants are thoroughly screened for criminal background and previous rental history. To maintain a nice environment, we have a proactive plan in place to deal with any disruptive behavior by other tenants or their guests.











If you choose to rent from us, we will work diligently to exceed your expectations. If looking for a rental house, please call or [E-mail](#) us for availability. Check out our apartments at the following locations:

2 BEDROOM LOCATIONS

Property Address Click on a specific property for more details	Estimated					Click for	Click for
	Monthly Rent	Security Deposit	Monthly Utilities	Laundry Facilities	Dish-washer	Location Map	Bldg. Picture
944 S. College	465	300	80	Yes	Yes	map	
723-725 W. Washington	485-495	400	150	Yes	No	map	
810 Ridgely	515	400	80	Yes	Yes	map	
824 Ridgely	515	400	80	Yes	No	map	
1221-23 West Governor	515	400	80	Yes	Yes	map	
1303 Winch	515	400	80	Yes	Yes	map	
3003-3007 S. State	515	400	100	Yes	Yes	map	
3009 S. State	525	400	100	Yes	Yes	map	
Smart Choice Park standard 2 bed	545	400	60	Yes	Some	map	
727 West Governor	575	400	80	Yes	Yes	map	
Smart Choice Park deluxe 2 bed	585	400	70	Hookup	Some	map	

407 W. Calhoun (University Villa)	585	500	80	Yes	Yes	map	
2523 & 2535 W. Monroe (Condos)	575	500	100	Stack in unit	Yes	map	
2312-2318 Lombard (Duplexes)	695	600	100	Hookup	Yes	map	

1 BEDROOM LOCATIONS

Property Address Click on a specific property for more details	Estimated					Click for	Click for
	Monthly Rent	Security Deposit	Monthly Utilities	Laundry Facilities	Dish-washer	Location Map	Bldg. Picture
424 W. Edwards	375-385	300	70	Yes	No	map	
1008 S. 8th	395-415	300	95	No	No	map	
1918 S. 5th	395-415	300	80	Yes	No	map	
529 S. Park	385-395	300	70	Yes	No	map	
420 W. Edwards	400	300	70	Yes	No	map	
1030 S. 4th	375-400	300	85	No	No	map	
825 S. 5th	395-425	300	75	No	No	map	
810 Ridgely	425	300	75	Yes	Yes	map	
1301-03 Winch	425	300	75	Yes	No	map	
1305 Winch	445	300	75	Yes	Yes	map	
110 North Glenwood	425-450	300	100	Yes	No	map	
Smart Choice Park standard 1 bed	465	300	50	Yes	Some	map	
Smart Choice Park deluxe 1 bed	495	300	60	Hookup	Some	map	

EFFICIENCY LOCATIONS

Property Address Click on a specific property for more details	Estimated					Click for	Click for
	Monthly Rent	Security Deposit	Monthly Utilities	Laundry Facilities	Dish-washer	Location Map	Bldg. Picture
1030 S. 4th	325-385	300	70	No	No	map	
825 S. 5th	365-395	300	60	No	No	map	

944 S. College

This property is an eleven-unit brick apartment building just southwest of downtown. Each apartment features two bedrooms, a front room, an eat-in kitchen with a full size stove, fridge and dishwasher, a full bath with a shower tub combination and central air. The property also has laundry facilities and off street parking.

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723 – 725 1/2 W. Washington

This property is a four-plex located just west of downtown. It is only nine blocks away from the State Capitol building. The building features four two-bedroom apartments, all with a unique floor plan. There is a laundry hookup in the basement of two of the apartments. The other two have access to the laundry facility next door at 110 N. Glenwood, another Smart Choice property. This property also has off street parking available.

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810 Ridgely

This is a six-unit apartment building on Springfield's north side. This property is very convenient to all north side points of interest including Benedictine University, The State of Illinois fairgrounds and Lincoln Park. The building has two one-bedroom apartments and four two-bedroom apartments. All apartments feature large family rooms, bathrooms and bedrooms. This property also has a nice laundry facility, off street parking and it shares a large courtyard with the 824 building.

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824 Ridgely

This is a six-unit apartment building on Springfield's north side. This property is very convenient to all north side points of interest including Benedictine University, The State of Illinois fairgrounds and Lincoln Park. The building features six two-bedroom apartments, all of which feature nice family rooms, large kitchens, one bathroom, a back door to a balcony/patio, and central air. This property also has a nice laundry facility, off street parking and it shares a nice courtyard with the 810 building.

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1221-1223 W. Governor

This community consists of two twelve-unit brick apartment buildings on Springfield's west side. It features 2 one-bedroom units and 22 two-bedroom units. It is just blocks away from Springfield's wonderful Washington Park and is just minutes away from all of the west side shopping and restaurants. It is also just minutes away from all of the downtown attractions, including the Illinois State Capitol building. All units feature large family rooms, eat in kitchens with full size stoves, fridges and dishwashers, bathrooms with shower tub combinations, and central air. Each building has a nice laundry facility and there is plenty off street parking.

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1301-1303 Winch Lane

This community features 16 one-bedroom and 4 two-bedroom apartments on Springfield's far west side. It is located just off of Veterans Parkway and is very convenient to all the west side has to offer including numerous restaurants and shopping. Our community is located just across the street from the new Jefferson Crossing development, which will feature a new shopping plaza, a new park and a large lake. All units have central air. There is also plenty of off street parking and laundry facilities.

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1305 Winch Lane

This property features 12 one-bedroom apartments on Springfield's far west side. It is located just off of Veterans Parkway and is very convenient to all the west side has to offer including numerous restaurants and shopping. Our community is located just across the street from the new Jefferson Crossing development, which will feature a new shopping plaza, a new park and a large lake. All units have central air. There is also plenty of off street parking and laundry facilities.

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3003-3007 S. State Street

This property consists of two six-unit brick apartment buildings on Springfield's southwest side of town. It is about one mile from White Oaks Mall. The apartments feature two bedrooms, a huge front room, a kitchen with a full size stove, fridge and dishwasher, a full bath with a shower tub combination and central air. The property also has on sight laundry facilities, off street parking and is located on a dead end street with very little traffic.

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3009 S State Street

This property is a brick four-plex on Springfield's southwest side of town. It is about one mile from White Oaks Mall. The apartments feature two bedrooms, a huge front room, a large kitchen with a full size stove, fridge and dishwasher, a full bath with a shower tub combination, central air, a large storage closet, and a sliding glass door to a balcony/patio off of the kitchen. The property also has laundry facilities, off street parking and is located on a dead end street with very little traffic.

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Smart Choice Park (300-328 N Park & 1233-1261 Orchard Ave.)

This is a very popular community consisting of ninety-three one and two bedroom apartments on Springfield's near west side. It is just a few minutes away from everything in Springfield including the downtown area, Washington Park and the White Oaks Mall shopping area. It is a quiet, secluded community with mature trees and a park like setting. It has a nice swimming pool area that is enjoyable in the summer. All of the standard units are spacious and feature large family rooms, large bedrooms, kitchens with full size stoves and refrigerators and some with dishwashers, bathrooms with shower tub combinations, central air, and storage closets. Our deluxe units include a washer and dryer in the unit or hook up if preferred. All second and third floor units have a balcony, many of which overlook the pool area. The buildings are extremely energy efficient, keeping utility bills very low.

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727 W. Governor

This property is a 15-unit brick apartment building on Springfield's near west side. It features one large efficiency apartment, 4 large two-bedroom garden apartments and 10 large two-bedroom town homes. It is only several blocks away from all of the downtown attractions, including the Illinois State Capitol building. It is also just minutes away from Washington Park and all of the west side shopping and restaurants. All two-bedroom units are roomy with over 1000 square feet of living area. All units feature large living rooms, large eat in kitchens with full size stoves, fridges and dishwashers, large bedrooms, bathrooms with shower tub combinations

and central air. This building also features a nice laundry facility and off street assigned parking.

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407 W. Calhoun (University Villa)

This is a charming community consisting of two 15-unit brick apartment buildings with a wonderful courtyard between the two. The community consists of 2 large efficiency apartments, 8 two-bedroom garden apartments, and 20 two-bedroom town houses. All two-bedroom units are roomy with over 1000 square feet of living area. All units feature large living rooms, large eat in kitchens with full size stoves, fridges and dishwashers, large bedrooms, bathrooms with shower tub combinations and central air. The property also features two nice laundry rooms and gated off street parking. University Villa is located in the heart of the Central Illinois Medical District. It is within walking distance of all of Springfield's major medical institutions, including the SIU School of Medicine, Memorial Medical Center, St. Johns Hospital and the Prairie Heart Institute. It is also just minutes from all of the downtown attractions, including the Abraham Lincoln Presidential Library, Lincoln's Home, Hoogland Center for the Arts, the Illinois State Capitol complex and many more.

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2523 & 2535 W. Monroe (2 Condos)

These are two condos within the Monroe Park Condominium Association. They are located on Springfield's far west side and are very conveniently located for access to all of the west side shopping and restaurants. Both condos feature two bedrooms, a nice size living room, a kitchen with a dining area, a sliding door to a private balcony, and a bathroom with a shower tub combination.

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2312-2314 Lombard and 2316-2318 Lombard

This property consists of two duplexes, four units in total. You could not ask for a better location if you want to be close to Springfield's west side restaurants and shopping. They are located ½ of a block away from White Oaks Mall, Springfield's premiere shopping location. Each side of each duplex features two-bedrooms, an eat in kitchen with a full size stove, fridge, dishwasher and laundry hookup, a large living room, one bathroom with a shower tub combination, central air, a patio door to a back yard patio, one side of the two car garage and a large back yard.

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424 W. Edwards

This is a six-unit brick apartment building located just three blocks southwest of the Illinois State Capitol building. Views of the Capitol from most apartments are wonderful. All apartments have one bedroom and each has a unique floor plan. The tenants of this building have access to the laundry facility next door at 420 West Edwards. There is plenty of off street parking available.

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1008 S. 8th Street

This property is a tri-plex just south of downtown. It features two one-bedroom apartments and one two-bedroom apartment. It has off street parking and is within walking distance from downtown and a very nice laundry mat.

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1918 S Fifth Street

This is an older brick building on Springfield's south side of town. It features nine one-bedroom apartments, each with a unique floor plan. Eight of the nine units have central air. This property has an on sight laundry facility, off street parking and is a very easy commute to Lincoln Land Community College and University of Illinois – Springfield.

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529 S. Park

This property is a six-unit apartment building located on Springfield's west side. It is just blocks away from Springfield's wonderful Washington Park and is just minutes away from all of the west side shopping and restaurants. It is also just minutes away from all of the downtown attractions, including the Illinois State Capitol building. The building features six one-bedroom apartments, all with a unique floor plan. Tenants of this building have access to a nice laundry facility at 1221 West Governor, one of our other apartment communities that is just one block away. This property also has off street parking.

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420 W. Edwards

This is a sixteen-unit brick apartment building located just three blocks southwest of the Illinois State Capitol building. Views of the Capitol from most of the apartments are wonderful. All of the apartments feature one bedroom, a family room, a small kitchen and one bathroom with a shower tub combination. There is also an on site laundry facility and plenty of off street parking.

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1030 S. 4th Street

This property is a converted Victorian style older home just south of downtown. It features two efficiencies, three one-bedroom apartments and one two-bedroom apartment. This property has off street parking and is within walking distance of downtown.

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825 S. 5th

This is an older six-unit apartment building just south of downtown. The building was completely renovated in 2009 and features three efficiencies and three one-bedroom apartments, each with a unique floor plan. This property has off street parking and is within walking distance to downtown.

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110 N. Glenwood

This is a wonderful older brick building built in the early 1900's. It features eight unique one-bedroom apartments, some with the original hardwood floors. All apartments at the front of the building feature either a large balcony or large porch. All apartments in the back of the building feature screened in porches. This property is just nine blocks away from the State Capitol building. It also has a nice laundry facility and off street parking.

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