

FOR IMMEDIATE RELEASE



Tygracon Properties, Inc. Revitalizes old Franklin Apartments Paving Way for West End Revitalization

Belleville, Ill. – November 13, 2019 – Rewind just 18 months ago, and the property at 4 N. 96th Street in Belleville was vacant, run down, and had squatters living in it.

“At first look, it was a mess,” said Vic Gilpin, co-owner of Tygracon Properties. “But, the building was solid, had great bones, and given that, we saw an opportunity here to save this property and reinvest on this side of town.”

With that, the building was overhauled, and the newly renovated Signal Hill Apartments came to be. The building got more than just a quick facelift; in fact, the company installed completely new plumbing and sewer lines, electric, HVAC, windows, and a roof. All the floors were replaced or refurbished to their original integrity, a bedroom was added to each of the units, and the kitchens were finished with new cabinets, appliances, and custom granite counter tops, not to mention the newly enclosed sunporch in each apartment.

“We’ve made a concerted effort to invest in this area and attract folks who want to live in the types of properties we offer,” said Vic. “All of the tenants at this property are professionals who work in St. Louis and who found West Belleville to be the best location for them in terms of commute time, cost of living, and safety.”

The property also provides tenants with covered, off-street parking with a gated entrance, a high definition security system, individual laundry hook-ups with storage, and patio and yard space with a privacy fence.

“The goal of our company is to provide quality housing, and to attract tenants who will contribute to the area positively,” said Karl Gilpin, co-owner. “There are a lot of properties in Belleville worth investing in because we find that our tenants like a combination of some of the older aesthetic components of the buildings with modern amenities, and if you do it right, there is absolutely a market demand for the upscale rentals we offer.”

The City of Belleville, Illinois, incorporated in 1814, is the St. Clair County seat and the largest city in southern Illinois. With a current population of 44,478 (2010), Belleville is home to the longest contiguous main street in the United States, excellent education and healthcare organizations, and thriving businesses and neighborhoods, including three National Historic Districts. Mayor Mark Eckert runs the municipal government along with elected officials including City Clerk Jennifer Gain Meyer, Treasurer Dean Hardt, and 16 aldermen representing eight city wards. The vision for the City of Belleville is one where all sectors of the community work together to help the city grow and prosper and to become a model for other communities to follow.

In fact, three of the four units at the Signal Hill Apartments rented in less than six weeks, with one lease signed even prior to completion of work.

“I think with how quickly the leases were signed proves that if you put a quality product on the market with the right amenities, good tenants will find you,” said Karl.

The Gilpin brothers also noted that the City of Belleville is a great place to invest in property because the city works closely with landlords and tenants to decrease the incidents of public safety violations and criminal activity in rental properties through its Crime Free Housing Program.

“The city is very willing to work with landlords who want to do the right thing,” said Karl. “Our experience working with the City of Belleville and its staff members has been positive and we appreciate their expectations for rental properties, because we share those same views.”

Courtney Johnson leads the leasing and property management office at Tygracon which offers a variety of homes including single-family houses and apartments, and she works closely with all prospective tenants to help them find a home that will suit their needs. The company also works with tenants who aspire to own the property they rent, with purchasing options including a “lease with option to buy” agreement to help them achieve their goals.

To learn more about the Health, Housing and Building Department for the City of Belleville, visit <https://www.belleville.net/345/Health-Housing-Building>. To learn more about Tygracon Properties, visit <https://tygracon.com/>. For before and after photos of the project, visit <https://www.facebook.com/welcometobellevilleil/>.

Cutline: At left is Karl Gilpin, co-owner of Tygracon Properties, Inc.; Courtney Johnson, property manager; and Vic Gilpin, co-owner of Tygracon Properties, Inc.

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