

FOR SALE

VIEWEG
REAL ESTATE

**14 Unit Multifamily Investment - 13% Cap -
Fully Renovated & Occupied**

1730 N Water St, Decatur, IL 62526



Cole Babcock

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Profit and Loss
N WATER APPARTMENTS
1730 N Water Street, Decatur IL

Rental Income		
1	1 BED 1 BATH	\$700.00
2	1 BED 1 BATH	\$700.00
3	1 BED 1 BATH	\$700.00
4	1 BED 1 BATH	\$700.00
5	1 BED 1 BATH	\$700.00
6	1 BED 1 BATH	\$700.00
7	1 BED 1 BATH	\$700.00
8	1 BED 1 BATH	\$700.00
9	1 BED 1 BATH	\$700.00
10	1 BED 1 BATH	\$700.00
11	1 BED 1 BATH	\$700.00
12	1 BED 1 BATH	\$700.00
13	1 BED 1 BATH	\$700.00
14	1 BED 1 BATH	\$650.00

Total Rental Income **\$9,750.00**

Expenses

Power/Water/Garbage	\$3,600.00
Insurance	\$12,000.00
Mortgage	\$0.00
R/E Taxes	\$8,430.00
Extras	

Total Operating Expenses **24,030.00**

Net Profit **92,970.00**



PROPERTY DESCRIPTION

Located at 1730 N Water Street in Decatur, IL, this fully renovated 14-unit multifamily property presents an exceptional investment opportunity with a strong 13% cap rate. The three-story building consists of 14 one-bedroom, one-bath apartments, each completely remodeling and updated with new flooring, fixtures, and appliances. The property also features a new roof, reducing future maintenance concerns and enhancing long-term value.

This turnkey investment is fully occupied with fresh tenants, ensuring immediate and steady rental income. The building's upgrades and strong rental demand make it an ideal opportunity for investors looking for a high-yield, low-maintenance multifamily asset in a growing market. Don't miss your chance to acquire a stabilized property with strong cash flow. Contact us today for more details!

OFFERING SUMMARY

Sale Price:	\$775,000
Number of Units:	14
Lot Size:	11,872 SF
Building Size:	10,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,081	22,883	32,733
Total Population	9,398	52,392	74,561
Average HH Income	\$38,929	\$57,299	\$69,763

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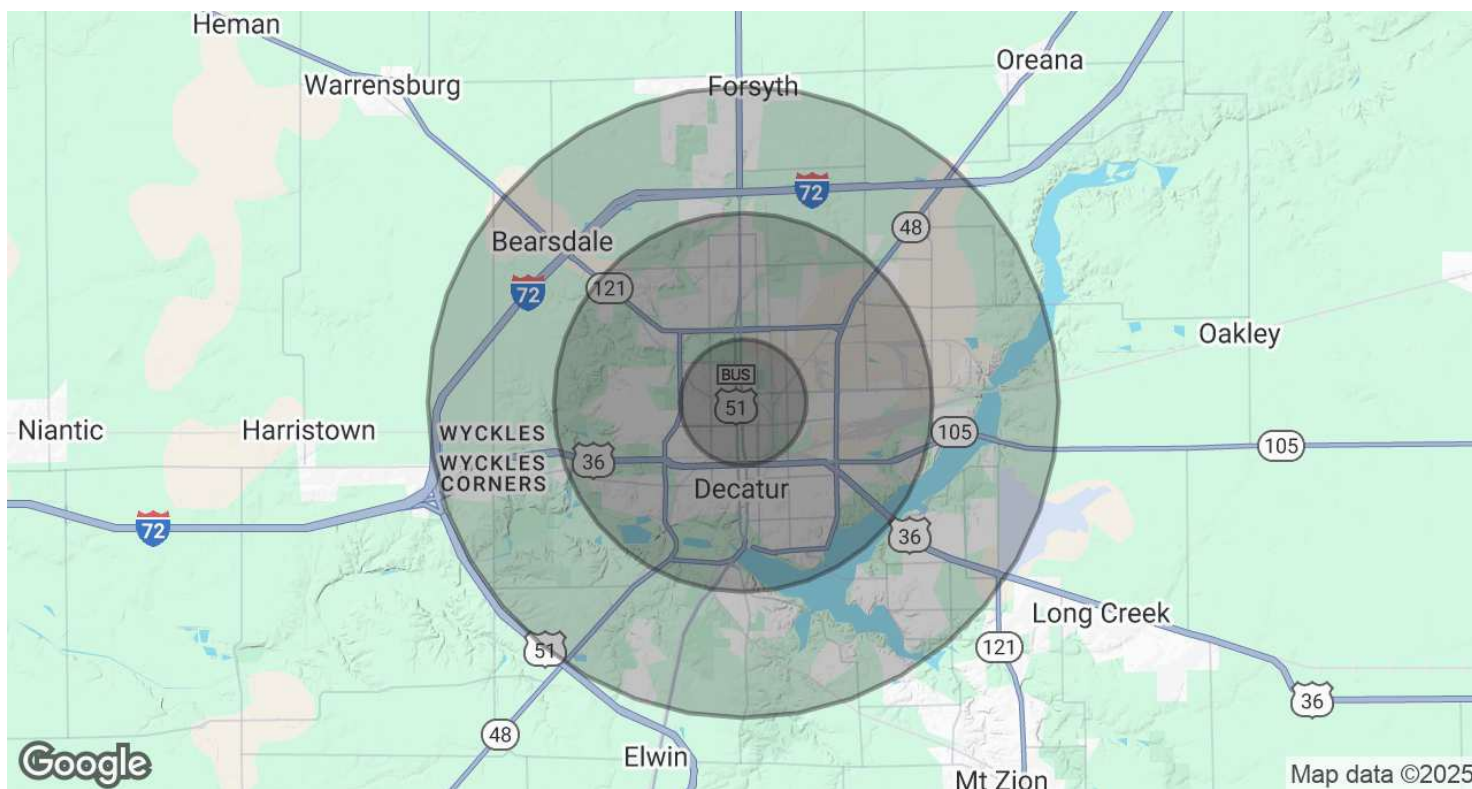
LOCATION OVERVIEW

1730 N Water Street, Decatur, IL, is strategically located in a vibrant area with significant traffic exposure and a diverse demographic profile. Situated along North Water Street (U.S. Route 51), the property benefits from substantial daily traffic. According to the Illinois Department of Transportation, the area experiences an average daily traffic count exceeding 12,000 vehicles, ensuring high visibility for potential tenants and businesses. The demographic composition is diverse, with a mix of age groups and a balanced representation of various ethnic backgrounds. This prime location offers excellent exposure due to high traffic volumes and access to a broad and varied tenant base, making it an attractive investment opportunity.

Google

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,398	52,392	74,561
Average Age	38	40	42
Average Age (Male)	37	39	40
Average Age (Female)	40	41	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,081	22,883	32,733
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$38,929	\$57,299	\$69,763
Average House Value	\$72,720	\$104,161	\$128,227

Demographics data derived from AlphaMap

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