



INVESTMENT PROPERTY: AUTO REPAIR FACILITY, 8 UNIT APARTMENT, & SINGLE FAMILY HOME

832 Old Route 66 South, Litchfield, IL 62056

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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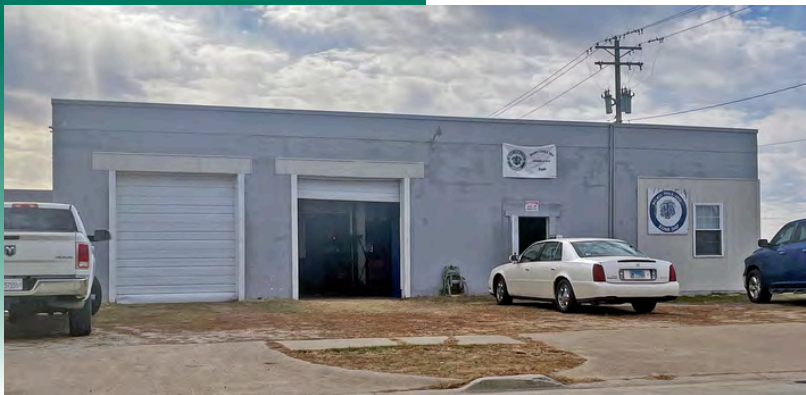
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

INVESTMENT PROPERTY PORTFOLIO

832 Old Route 66 South, Litchfield, IL 62056



AUTO REPAIR FACILITY

Monthly Income: \$1,200

**TOTAL ANNUAL
INCOME**

\$95,400



8 UNIT APARTMENT BUILDING

Monthly Income: \$5,750

5 Units: \$700/Month

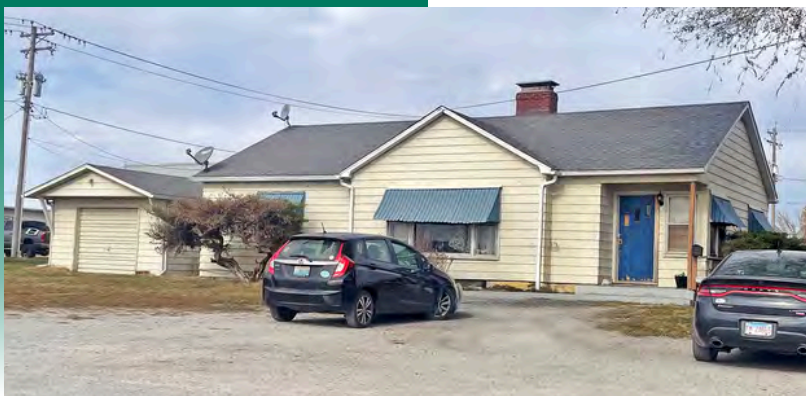
3 Units: \$750/Month

**TOTAL ANNUAL
EXPENSES**

\$24,350

CAP RATE

23%



SINGLE FAMILY HOME

Monthly Income: \$1,000

OCCUPANCY

100%

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INVESTMENT PROPERTY SUMMARY

832 OLD ROUTE 66 SOUTH

LISTING # 3170

PROPERTY INFO:

Tenants/Units: 10
Parcel #: 15-05-255-228
County: IL - Montgomery
Zoning: C-2 Heavy Commercial

STRUCTURAL DATA:

Floors: 1
Roof: Shingle/Flat
Construction Type: Exterior - Block

FACILITY INFO:

Parking Spaces: 30
Parking Surface Type: Gravel
Heating: Gas
Cooling: Window

LAND MEASUREMENTS:

Acres: 1.30 Acres
Frontage: 383
Depth: 150

PROPERTY DESCRIPTION:

Investment property consisting of an 8 unit apartment building, auto repair facility, and a single family home. The apartment income is \$5,750/month (5units at \$700, and 3 units at \$750), the repair garage income is \$1,200/month, and the house income is \$1,000/month. The total annual income is \$95,400. The landlord pays water sewer and trash. Total annual expenses is \$24,350. Cap Rate of 23.



SALE INFORMATION:

Sale Price: \$299,500
CAP Rate: 23 %
NOI: \$68,046

INCOME:

Gross Rental Income: \$95,400
Total Income: \$95,400

EXPENSES:

Taxes: \$1,664.00
Tax Year: 2024
Insurance: \$888 (Liability)
Utilities: \$18,912
CAM: \$3,000
Total Expenses: \$24,350

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