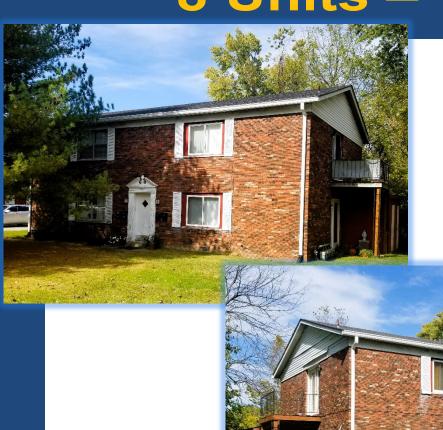
FOR SALE 8 Units – 1 bed / 1 bath



7705 & 7709 Woodcliffe Dr. Belleville, Illinois 62223

- ♦ 8 Unit Multi-family asset
 - ◆ 1 bedroom & 1 bath unit mix
- Rents range from \$350 \$700
 - ♦ \$606 per unit avg
 - +\$100 per unit Value-Add
- ◆ Total Offered Price: \$365,036
 - 8.5% Cap Rate
 - ◆ 6.25 GRM
 - \$45,629 per Unit
- Additional Units Available:
 - Another 36 units in Belleville
 - 2BR/1BA & 1BR/1BA units
 - Priced at an 8.5% Cap Rate
- Stabilized Asset with Value-Add Potential
- Owners will NOT Seller finance
 - Selling for retirement



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