


Net return: 15.6%

1600 9th Street, Rock Island, IL

Property Information

Asking Price	\$79,900	County	Rock Island County
Property Type:	Multi family	Subdivision	J B Winter's 9th Street Addition
Total units	2	Construction	Frame
Total bedrooms	3	Roof	Asphalt Shingle
Total bathrooms	2	Water source	City water
Building size	1406	Water disposal	Sewer
Lot size	0.12 acres	Heating	Gas Furnace
Year built	1909	Cooling	Window A/C

Property Description

FANTASTIC DUPLEX!!! Fully occupied and turnkey!!! Downstairs 2bed unit rents at \$800 and upstairs 1bed unit rents at \$700!!! All repairs are done, building is up to code!! Tenants pay electric!! **BRAND NEW BASEBOARD HEATING!!!** **PROPERTY GENERATES A 15%+ NET RETURN ON INVESTMENT!!!** We have done all the work, so you do not have to! Will not last!!! Property management and financing is available!!!



Property Financial Summary

Asking price	\$79,900	Type	Actual
Gross income (annually)	\$18,000	Gross income (monthly)	\$1,500
Operating expenses (annually)	\$5,502	Operating expenses (monthly)	\$458
Net income (annually)	\$12,498	Net income (monthly)	\$1,042
Gross return	22.53%	Net return	15.64%

