

# BELLEVILLE MULTI-FAMILY PORTFOLIO

## EXECUTIVE SUMMARY

Gateway Commercial Real Estate is pleased to present the **Belleville Multi-Family Portfolio** — a stabilized, cash-flowing group of five properties totaling **46 residential units** across prime Belleville, Illinois locations. The portfolio offers a balanced mix of one- and two-bedroom units, updated interiors, and strong rental history.

### Portfolio Summary:

- Total Units: 46
- Total Asking Price: \$2,799,410
- Average Price per Unit: \$60,856
- Current Cap Rate: 8.5 %
- Owner Motivation: Retirement and portfolio disposition

Each property is in a desirable residential area with convenient access to schools, retail, and major employers. Several have undergone recent capital improvements, including roofs, driveways, and decking.

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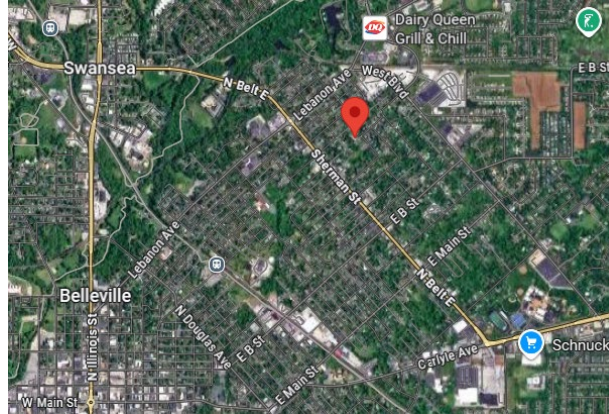
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price.  
Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

## PROPERTY SUMMARIES

### 2101 & 2109 Scheel Street, Belleville, IL

12 Units | 2 BR / 1 BA | Asking \$815,966

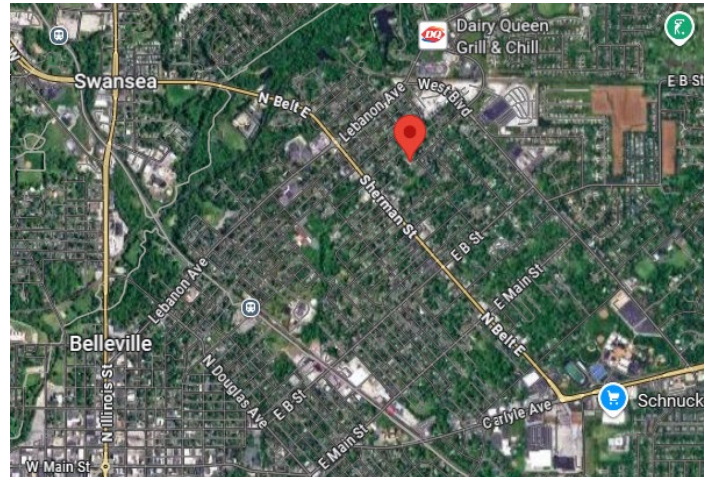
Two solid brick buildings, 12-unit complex with off-street parking in a quiet residential neighborhood near downtown Belleville. Long-term tenants and low turnover provide consistent cash flow.



### 2127, 2131 & 2135 East Belle Street, Belleville, IL

14 Units | 1 BR / 1 BA | Asking \$827,353

Mix of one-bedroom units with long-term tenants. Excellent cash flow with upside potential.





### 304 & 308 Gettysburg Drive, Belleville, IL

8 Units | 2 BR / 1 BA | Asking \$498,978

Two adjacent four-unit buildings in a desirable residential area near a major hospital with newer roofs, exterior paint and concrete driveways. High occupancy and strong tenant retention.



### 41 Fourscore Drive, Belleville, IL

4 Units | 2 BR / 1 BA | Asking \$292,075

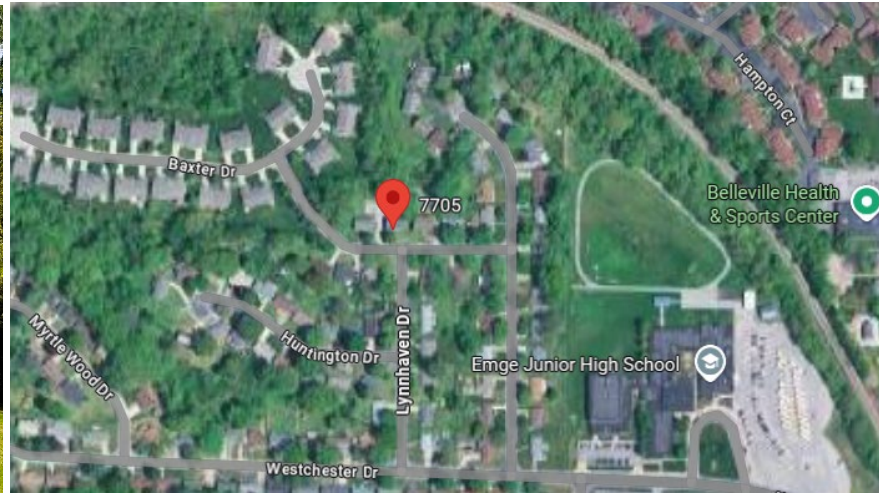
Fully occupied fourplex with newer decking, large units and solid tenants. Minimal owner maintenance and steady income.



## 7705 & 7709 Woodcliffe Drive, Belleville, IL

8 Units | 1 BR / 1 BA | Asking \$365,036

Two adjacent four-unit buildings in a desirable residential area near a Jr High School and high-end duplexes. The structures have new roofs, and one has new siding. Some tenants have been here a long time and there is strong financial upside with this property.



## **FINANCIAL OVERVIEW**

<b>Property</b>	<b>Units</b>	<b>Asking Price</b>	<b>Cap Rate</b>	<b>Est. NOI</b>	<b>Price/Unit</b>
Scheel Street	12	\$815,966	8.5 %	\$69,357	\$67,997
Gettysburg	8	\$498,978	8.5 %	\$42,413	\$62,372
Fourscore	4	\$292,075	8.5 %	\$24,826	\$73,018
Woodcliffe	8	\$365,036	8.5 %	\$31,028	\$45,629
East Belle	14	\$827,353	8.5 %	\$70,325	\$58,607
<b>Total/Average</b>	<b>46</b>	<b>\$2,799,410</b>	<b>8.5 %</b>	<b>\$237,950</b>	<b>\$60,856</b>

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## **MARKET OVERVIEW**

Belleville, Illinois, in the Metro East region of St. Louis, is a stable rental market supported by healthcare, education, and Scott Air Force Base. Affordable housing, proximity to major employers, and steady population growth create sustained rental demand.

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## **INVESTMENT HIGHLIGHTS**

- Stabilized income stream with consistent occupancy
  - Value-add potential through rent adjustments and light renovations
  - Strong Metro East market fundamentals
  - Diversified locations within Belleville
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## ABOUT GATEWAY COMMERCIAL REAL ESTATE

Gateway Commercial Real Estate, LLC is a full-service brokerage and management firm based in Southern Illinois. The company specializes in acquisition, leasing, and management of multifamily, office, and mixed-use assets across the Metro East and surrounding markets. Led by **Terry Heimann**, Gateway CRE is known for its hands-on approach, deep market knowledge, and commitment to maximizing returns for clients and investors.

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## CONTACT INFORMATION

**Gateway Commercial Real Estate, LLC**

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## DISCLAIMER

*This confidential Offering Memorandum is intended solely for qualified investors. Information herein is believed reliable but not guaranteed and is subject to change without notice.*