



320 West Main Street, Decatur, IL

Property Information

Asking Price	\$495,000	County	Macon County
Property Type:	Multi family	Subdivision	Western Add
Total units	11	Construction	Brick
Total bedrooms	12	Roof	Flat
Total bathrooms	11	Water source	City water
Building size	7900	Water disposal	Sewer
Lot size	0.15 acres	Heating	Baseboards
Year built	1940	Cooling	Window A/C

Property Description

TURNKEY APARTMENTS!!! Solid brick construction. 10 x 1bed/1bath units. 1 x 2bed/1bath units, total of 11 units. Building has been renovated. 1beds rent for \$700+ and 2bed rents for \$850+. Separate electric meters. PROPERTY WILL GENERATE A 14%+ NET RETURN ON INVESTMENT!!! Can be sold as a package with a 17 unit close-by. Do not miss out on this amazing opportunity.



Property Financial Summary

Asking price	\$495,000	Type	Proforma
Gross income (annually)	\$94,200	Gross income (monthly)	\$7,850
Operating expenses (annually)	\$22,426	Operating expenses (monthly)	\$1,869
Net income (annually)	\$71,774	Net income (monthly)	\$5,981
Gross return	19.03%	Net return	14.50%

