



600 South Washington Street, Carbondale, IL

Property Information

Asking Price	\$359,900	County	Jackson County
Property Type:	Multi family	Subdivision	Carbondale
Total units	9	Construction	Frame
Total bedrooms	18	Roof	Asphalt Shingle
Total bathrooms	9	Water source	City water
Building size	7209	Water disposal	Sewer
Lot size	0.46 acres	Heating	Central
Year built	2008	Cooling	Central

Property Description

AWESOME COMPLEX!!! 9 units. Built in 2008!!! Each unit is 2bed/1bath. Units rent at \$850 each. Separate electric meters and water meters. City water and sewer. Central heat and air. Newer metal roofs. Dishwashers, washer and dryers in every unit. PROPERTY WILL GENERATE A 14.99% NET RETURN ON INVESTMENT!! OVER \$70k IN VALUE ADD!!! 2 minutes away from Southern Illinois University. This is a very simple and straight forward investment property with tons of potential. Professional property management and financing is available!!!



Property Financial Summary

Asking price **\$359,900**
Estimated rehab **\$15,000**
Total investment **\$374,900**

Type
After repair value **\$444,900**
Potential profit **\$70,000**

Proforma
\$444,900
\$70,000

Gross income (annually) **\$91,800**
Operating expenses (annually) **\$35,590**
Net income (annually) **\$56,210**
Gross return **24.49%**

Gross income (monthly) **\$7,650**
Operating expenses (monthly) **\$2,966**
Net income (monthly) **\$4,684**
Net return **14.99%**

