


**Net return: 15.9%**

**1950 North Illinois Avenue, Carbondale, IL**

## Property Information

Asking Price	<b>\$275,000</b>	County	<b>Jackson County</b>
Property Type:	<b>Multi family</b>	Subdivision	<b>CRAWSHAW &amp; STEPHENS</b>
Total units	<b>9</b>	Construction	<b>Frame</b>
Total bedrooms	<b>11</b>	Roof	<b>Asphalt Shingle</b>
Total bathrooms	<b>9</b>	Water source	<b>City water</b>
Building size	<b>5006</b>	Water disposal	<b>Sewer</b>
Lot size	<b>1.78 acres</b>	Heating	<b>Baseboards</b>
Year built	<b>1950</b>	Cooling	<b>Window A/C</b>

## Property Description

**AWESOME INVESTMENT!!!** 9 units. Low maintenance. Electric baseboards and wall a/c units. Tenants pay electric and gas. City water and sewer. Good occupancy. Property will generate a 15%+ **NET RETURN ON INVESTMENT!!!** \$85K+ IN VALUE ADD!!! Located in a great part of town. Property management and financing is available!!!



## Property Financial Summary

Asking price	<b>\$275,000</b>	Type	<b>Proforma</b>
Estimated rehab	<b>\$15,000</b>	After repair value	<b>\$375,000</b>
Total investment	<b>\$290,000</b>	Potential profit	<b>\$85,000</b>
Gross income (annually)	<b>\$67,200</b>	Gross income (monthly)	<b>\$5,600</b>
Operating expenses (annually)	<b>\$21,140</b>	Operating expenses (monthly)	<b>\$1,762</b>
Net income (annually)	<b>\$46,060</b>	Net income (monthly)	<b>\$3,838</b>
Gross return	<b>23.17%</b>	Net return	<b>15.88%</b>

