

FOR SALE

8 Units – 2 bed / 1 bath



304 & 308 Gettysburg Belleville, Illinois 62226

- ♦ 8 Unit Multi-family asset
 - ♦ 2 bedroom & 1 bath unit mix
- ♦ Rents range from \$400 - \$975
 - ♦ \$718 per unit avg
 - ♦ +\$200 per unit Value-Add
- ♦ Total Offered Price: **\$498,978**
 - ♦ **8.5% Cap Rate**
 - ♦ **7.23 GRM**
 - ♦ **\$62,372 per Unit**
- ♦ **Additional Units Available:**
 - ♦ **Another 36 units** in Belleville
 - ♦ 2BR/1BA & 1BR/1BA units
 - ♦ Priced at an 8.5% Cap Rate
- ♦ Stabilized Asset with Value-Add Potential
- ♦ Owners will NOT Seller finance
 - ♦ Selling for retirement



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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.