



Net return: 17.7%

Gray Apartments 411 Gray Boulevard, East St. Louis, IL

Property Information

Asking Price	\$405,000	County	St. Clair County
Property Type:	Multi family	Subdivision	C L Grays
Total units	16	Construction	MASONRY
Total bedrooms	16	Roof	Asphalt Shingle
Total bathrooms	16	Water source	City water
Building size	8540	Water disposal	Sewer
Lot size	0.47 acres	Heating	Boiler
Year built	1920	Cooling	Window

Property Description

CHEAP 16 UNITS!!! Solid brick. Good occupancy. Separate electric meters. City water and sewer. Inexpensive to operate and maintain. Perfect rentals. PROPERTY WILL GENERATE A 17.64% NET RETURN ON INVESTMENT!!! Do not miss out on this amazing opportunity. Property management and financing available!



Property Financial Summary

Asking price	\$405,000	Type	Proforma
Estimated rehab	\$0	After repair value	
Total investment	\$405,000	Potential profit	
Gross income (annually)	\$100,800	Gross income (monthly)	\$8,400
Operating expenses (annually)	\$29,255	Operating expenses (monthly)	\$2,438
Net income (annually)	\$71,545	Net income (monthly)	\$5,962
Gross return	24.89%	Net return	17.67%

