



Net return: 15.1%

1600 9th Street, Rock Island, IL

Property Information

Asking Price	\$64,900	County	Rock Island County
Property Type:	Multi family	Subdivision	J B Winter's 9th Street Addition
Total units	2	Construction	Frame
Total bedrooms	2	Roof	Asphalt Shingle
Total bathrooms	2	Water source	City water
Building size	1407	Water disposal	Sewer
Lot size	0.12 acres	Heating	Gas Furnace
Year built	1909	Cooling	Window A/C

Property Description

This inviting duplex is a fantastic opportunity for investors looking to add value and boost rental income. Each unit, a 1-bed, 1-bath, has the potential to rent at \$650-\$750/month with light touch-ups. The property's solid structure and charming layout make it an attractive option for tenants. Located in a stable area and featuring spacious units, this property promises reliable cash flow and strong ROI. Minimal upgrades will unlock its full rental potential—don't miss this income-generating gem!



Property Financial Summary

Asking price	\$64,900	Type	Proforma
Estimated rehab	\$10,000	After repair value	\$99,900
Total investment	\$74,900	Potential profit	\$25,000
Gross income (annually)	\$16,800	Gross income (monthly)	\$1,400
Operating expenses (annually)	\$5,502	Operating expenses (monthly)	\$458
Net income (annually)	\$11,298	Net income (monthly)	\$942
Gross return	22.43%	Net return	15.08%

