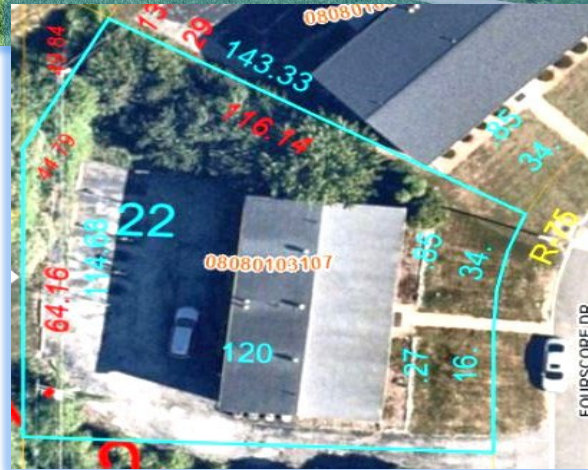


FOR SALE

4 Units – 2 bed / 1 bath



41 Fourscore Belleville, Illinois 62226

- ♦ 4 Unit Multi-family asset
 - ♦ 2 bedroom & 1 bath unit mix
- ♦ Rents range from \$750 - \$975
 - ♦ \$888 per unit avg
 - ♦ +\$100 per unit Value-Add
- ♦ Total Offered Price: **\$292,075**
 - ♦ **8.5% Cap Rate**
 - ♦ **6.85 GRM**
 - ♦ **\$73,018 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



Terry Heimann
Founder/Managing Broker
(618) 580-6390
TerryHeimann@Yahoo.com

Gateway Commercial Real Estate
4020 Green Mount Crossing
Suite 246
Shiloh, IL 62269

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.