

INVESTMENT OPPORTUNITY



Multi-Use Building
1051 Wall Street, Carbondale, IL

Sale Price \$795,000
Motivated Seller

3 Story Brick and Concrete Building
Excellent Condition-Recently Remodeled
Virtually Maintenance Free
Excellent Location Between All SIU Student Housing
Concrete Construction Built to Last

Boutique Hotel Features

(3) Studio Apartments & One Bath 400 SF

(1) One Bedroom and One Bath 570 SF

New Appliances

Newly remodeled

Furniture included

Industrial Look

Retail Features

6,990 SF of Remodeled Retail Space.

2,175 SF of Expandable Retail Space or Storage Area.

840 SF Separate Garage for Storage Space

1,365 SF Separate Expandable Retail

3,469 SF of Bottom Level Storage Space

Income Based On Current Leases

2nd Floor Tenants at \$3,200 x 12 mo = \$38,400

Garage in back at \$200 x 12 mo = \$ 2,400

Four Hotel units projected x 12 mo = \$97,186

Total Annual Income \$137,986

Empty Space Available for Additional Income

2nd Floor 1,500 SF

2nd Floor 2,175 SF Unfinished

Ground level 1,365 SF Unfinished

Actual Expenses

Real Estate Taxes	\$11,168	
Insurance	\$10,951	
Maintenance/ Misc	\$14,464	
Total Expenses		\$36,583
Net Annual Income		\$101,403

$\$101,403 / \$795,000 = 12.8\%$ cap rate