



**Net return: 16.0%**

**112 Bonds Avenue, East Alton, IL**

**Property Information**

Asking Price	<b>\$99,900</b>	County	<b>Madison County</b>
Property Type:	<b>Multi family</b>	Subdivision	<b>VICTORY GARDENS</b>
Total units	<b>3</b>	Construction	<b>Brick</b>
Total bedrooms	<b>4</b>	Roof	<b>Asphalt Shingle</b>
Total bathrooms	<b>3</b>	Water source	<b>City water</b>
Building size	<b>2353</b>	Water disposal	<b>Sewer</b>
Lot size	<b>0.14 acres</b>	Heating	<b>Gas</b>
Year built	<b>1950</b>	Cooling	<b>Window A/C</b>

**Property Description**

Awesome Investment! Triplex in a beautiful area. Good condition. Nice backyard with a wooden deck. Brick/Frame. Seperate electric and gas meters. Property will generate a 15.9% NET RETURN ON INVESTMENT!!! Do not miss out on this opportunity. Property management and financing is available.



### Property Financial Summary

Asking price	<b>\$99,900</b>	Type	<b>Proforma</b>
Gross income (annually)	<b>\$22,800</b>	Gross income (monthly)	<b>\$1,900</b>
Operating expenses (annually)	<b>\$6,863</b>	Operating expenses (monthly)	<b>\$572</b>
Net income (annually)	<b>\$15,937</b>	Net income (monthly)	<b>\$1,328</b>
Gross return	<b>22.82%</b>	Net return	<b>15.95%</b>

