

FOR SALE

18 Units w/ Vacant Lot



503 & 507 Park Street Waterloo, Illinois 62298

- ◆ 18 Units Offered at a 7.34% Cap Rate
- ◆ NOI of \$106,417
- ◆ Total Offered Price: **\$1,500,000**
 - 18 Units at \$1,450,000
 - 0.68 acre Lot at \$50,000
- ◆ Fannie Mae transferable loan in place
 - 30 year amortization
 - 3.75% Fixed Rate
 - 12/1/2032 Maturity Date
- ◆ An ideal mix of units
 - 7 – 1/1
 - 8 – 2/1
 - 1 – 2/1.5
 - 2 – 2/2
- ◆ All utilities are separately metered
- ◆ Units have washers & dryers
- ◆ Tremendous corner location in Waterloo
- ◆ Rents will increase in October with a Proforma Cap Rate of 7.86%



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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.