



1003 North Franklin Street, Danville, IL

Property Information

Asking Price	\$79,900	County	Vermilion County
Property Type:	Multi family	Subdivision	
Total units	2	Construction	Brick/Frame
Total bedrooms	2	Roof	Asphalt Shingle
Total bathrooms	2	Water source	City water
Building size	1400	Water disposal	Sewer
Lot size	0.16 acres	Heating	Baseboards
Year built	1940	Cooling	Window A/C

Property Description

BEAUTIFUL BRICK DUPLEX!!!! Both sides are rented. Professionally managed. Tenants pay all utilities. Basement is dry, and has space for 2 additional units!!!! Or can be expanded for additional space and more rental revenue!!! Newer roof, good condition inside and out. PROPERTY WILL GENERATE A 14% + NET RETURN ON INVESTMENT!!! Do not miss out on this opportunity. These prices are disappearing quickly!!! Financing and property management is available.



Property Financial Summary

Asking price	\$79,900	Type	Proforma
Gross income (annually)	\$15,600	Gross income (monthly)	\$1,300
Operating expenses (annually)	\$4,102	Operating expenses (monthly)	\$342
Net income (annually)	\$11,498	Net income (monthly)	\$958
Gross return	19.52%	Net return	14.39%

