



# FOR SALE

10608 Lincoln Trail  
Fairview Heights, IL  
62208

**FULLY OCCUPIED 8 UNIT VALUE-ADD MULTIFAMILY INVESTMENT OPPORTUNITY**

**BARBERMURPHY**  
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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.

# AREA MAP

10608 Lincoln Trail, Fairview Heights, IL 62208



## LOCATION OVERVIEW

Located 1/2 mile from IL Route 159 and less than 1 mile from I-64 (exit 12). Situated near major retailers, restaurants, grocery stores, banks and medical facilities.

# INVESTMENT PROPERTY SUMMARY

10608 LINCOLN TRAIL

LISTING # 1800

## PROPERTY INFO:

Tenants/Units: 8  
Parcel #: 03-28.0-302-049  
County: IL - St. Clair  
Zoning: M-1 - City of Fairview Heights

## STRUCTURAL DATA:

Year Built: 1963  
Floors: 2  
Roof: Shingle  
Construction Type: Brick

## FACILITY INFO:

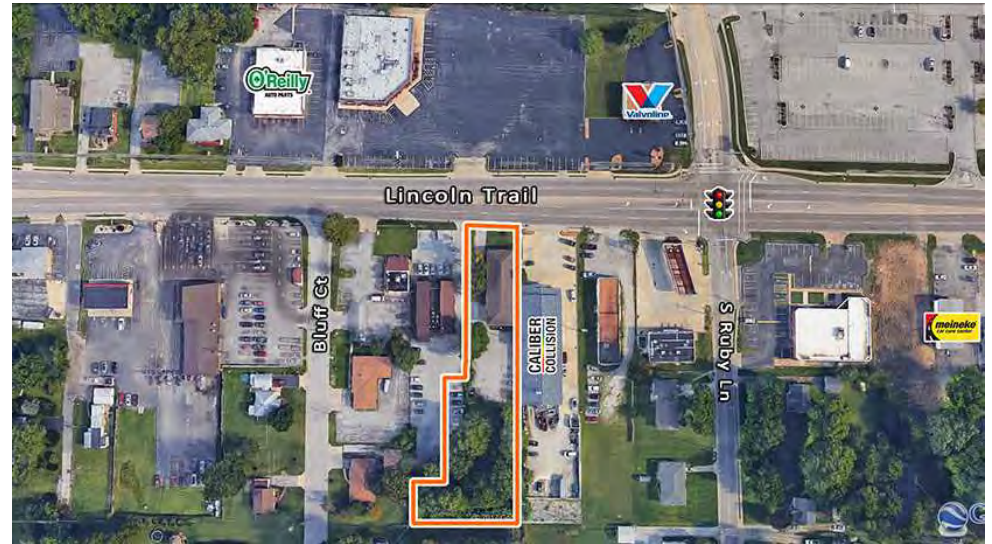
Parking Spaces: 12  
Heating: Central  
Cooling: Central

## LAND MEASUREMENTS:

Acres: 0.85 Acres

## Property Description

8 unit multifamily investment property. 4 Units are 2 bed / 1 bath. 4 units are 1 bed / 1 bath.



## SALE INFORMATION:

Sale Price: \$550,000  
Price / SF: \$71.61  
Proforma CAP Rate: 11.48%  
Proforma NOI: \$63,136

## INCOME:

Proforma Gross Rental Income: \$100,800  
Total Income: \$100,800

## EXPENSES:

Taxes: \$12,318  
Total Expenses: \$37,663