



187 Goulding Street, East Alton, IL

Property Information

Asking Price	\$79,900	County	Madison County
Property Type:	Multi family	Subdivision	ALTWOOD
Total units	3	Construction	Frame
Total bedrooms	3	Roof	Asphalt Shingle
Total bathrooms	2	Water source	City water
Building size	1992	Water disposal	Sewer
Lot size	0.20 acres	Heating	Baseboards
Year built	1920	Cooling	Window A/C

Property Description

GREAT INVESTMENT!!! Duplex and single family, total of 3 units. Fully rented, long term tenants.. Separate electric, water and gas meters, no utility expenses! Close to a big city!!! CHEAP TO MAINTAIN!!! PROPERTY WILL GENERATE A GREAT NET RETURN ON INVESTMENT!!! OVER \$15K IN VALUE ADD!!! Do not miss out on this investment opportunity.



Property Financial Summary

Asking price	\$79,900	Type	Actual
Estimated rehab	\$5,000	After repair value	\$99,900
Total investment	\$84,900	Potential profit	\$15,000
Gross income (annually)	\$19,200	Gross income (monthly)	\$1,600
Operating expenses (annually)	\$4,700	Operating expenses (monthly)	\$392
Net income (annually)	\$14,500	Net income (monthly)	\$1,208
Gross return	22.61%	Net return	17.08%

