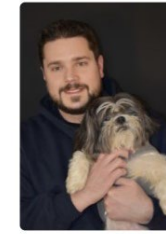


# FOR SALE



**Portfolio of 12 SFHs**  
**Cahokia Heights, IL**  
**Asking \$1.3MM**  
**8% CAP RATE**  
**Gross Income: \$192,660**

**100% Occupancy**  
**Taxes: \$27,028.28**  
**Insurance: \$13,812**  
**Tenants pay Utilities**



**Brendan Barone**  
Broker/Director Of Commercial Division  
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**FrontRunnerCommercial.com**  
2 Butternut Ln.  
Glen Carbon, IL 62034



**10 Hissrich St.**



**61 E Adams Dr.**



**25 Hissrich St.**



**47 Louise Ln**



**217 Main St.**



**503 Cooper Dr**



**504 Chaudet Ave.**



**600 St. Monica Dr.**



**703 St. Paul Dr.**



**706 St. Nicholas Dr.**



**1614 Armand Dr.**



**5211 Gay Ave.**

Information here in is not warranted and subject to change without notice. We assume no liability for errors on items included and quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's Tenants /Independent investigation.

|    |                                                                                                                                                |                          |                      |           |                         |                 |                      |             |                    |
|----|------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------|-----------|-------------------------|-----------------|----------------------|-------------|--------------------|
|    | A                                                                                                                                              | B                        | C                    | D         | E                       | F               | G                    | H           | I                  |
| 1  |                                                                                                                                                |                          |                      |           |                         |                 |                      |             |                    |
| 2  | CAHOKIA 12-HOUSE PORTFOLIO                                                                                                                     |                          |                      |           |                         |                 |                      |             |                    |
| 3  | Rent, Tax & Insurance Spreadsheet                                                                                                              |                          |                      |           |                         |                 |                      |             |                    |
| 4  |                                                                                                                                                |                          |                      |           |                         |                 |                      |             |                    |
| 5  | Property Count                                                                                                                                 |                          | Total Monthly Income |           | Annualized Gross Income |                 | 2024 Taxes - Known   |             | Insurance Premiums |
| 6  | 12                                                                                                                                             |                          | \$16,055.00          |           | \$192,660.00            |                 | \$27,029.28          |             | \$13,812.00        |
| 7  |                                                                                                                                                |                          |                      |           |                         |                 |                      |             |                    |
| 8  | #                                                                                                                                              | Property                 | Lease End            | Occupancy | Monthly Rent            | Non-Rent Income | Total Monthly Income | 2024 Taxes  | Insurance Premium  |
| 9  | 1                                                                                                                                              | 10 Hissrich Street       | 9/30/2026            | Occupied  | \$1,500.00              | \$0.00          | \$1,500.00           | \$2,671.30  | \$1,196.00         |
| 10 | 2                                                                                                                                              | 1614 Armand Drive        | Month-to-Month       | Occupied  | \$1,325.00              | \$150.00        | \$1,475.00           | \$2,548.02  | \$1,199.00         |
| 11 | 4                                                                                                                                              | 217 Main Street          | Month-to-Month       | Occupied  | \$1,500.00              | \$0.00          | \$1,500.00           | \$3,186.98  | \$1,278.00         |
| 12 | 5                                                                                                                                              | 25 Hissrich Street       | 1/31/2027            | Occupied  | \$1,350.00              | \$0.00          | \$1,350.00           | \$1,994.68  | \$1,115.00         |
| 13 | 6                                                                                                                                              | 47 Louise Lane           | Month-to-Month       | Occupied  | \$1,225.00              | \$0.00          | \$1,225.00           | \$2,172.48  | \$1,142.00         |
| 14 | 7                                                                                                                                              | 503 Cooper Drive         | Month-to-Month       | Occupied  | \$1,250.00              | \$0.00          | \$1,250.00           | \$2,056.68  | \$1,198.00         |
| 15 | 8                                                                                                                                              | 504 Chaudet Avenue       | Month-to-Month       | Occupied  | \$1,275.00              | \$0.00          | \$1,275.00           | \$1,812.82  | \$1,114.00         |
| 16 | 9                                                                                                                                              | 5211 Gay Avenue          | Month-to-Month       | Occupied  | \$1,050.00              | \$0.00          | \$1,050.00           | \$1,700.76  | \$975.00           |
| 17 | 10                                                                                                                                             | 600 Saint Monica Drive   | 6/30/2026            | Occupied  | \$1,500.00              | \$0.00          | \$1,500.00           | \$2,543.46  | \$1,196.00         |
| 18 | 11                                                                                                                                             | 703 Saint Paul Drive     | 9/30/2026            | Occupied  | \$1,500.00              | \$0.00          | \$1,500.00           | \$2,170.62  | \$1,030.00         |
| 19 | 12                                                                                                                                             | 706 Saint Nicholas Drive | Month-to-Month       | Occupied  | \$1,250.00              | \$0.00          | \$1,250.00           | \$2,078.76  | \$1,199.00         |
| 20 | 13                                                                                                                                             | 16 W Adams Drive         | Month-to-Month       | Occupied  | \$1,180.00              | \$0.00          | \$1,180.00           | \$2,092.72  | \$1,170.00         |
| 21 | TOTAL                                                                                                                                          |                          |                      |           | \$15,905.00             | \$150.00        | \$16,055.00          | \$27,029.28 | \$13,812.00        |
| 22 |                                                                                                                                                |                          |                      |           |                         |                 |                      |             |                    |
| 23 | Information herein is not warranted and is subject to change without notice. Broker recommends Purchaser's/Tenant's independent investigation. |                          |                      |           |                         |                 |                      |             |                    |