

# FOR SALE

9050 W Harristown Blvd.  
Harristown, IL 62537



## 21 UNIT MULTIFAMILY APARTMENT COMPLEX

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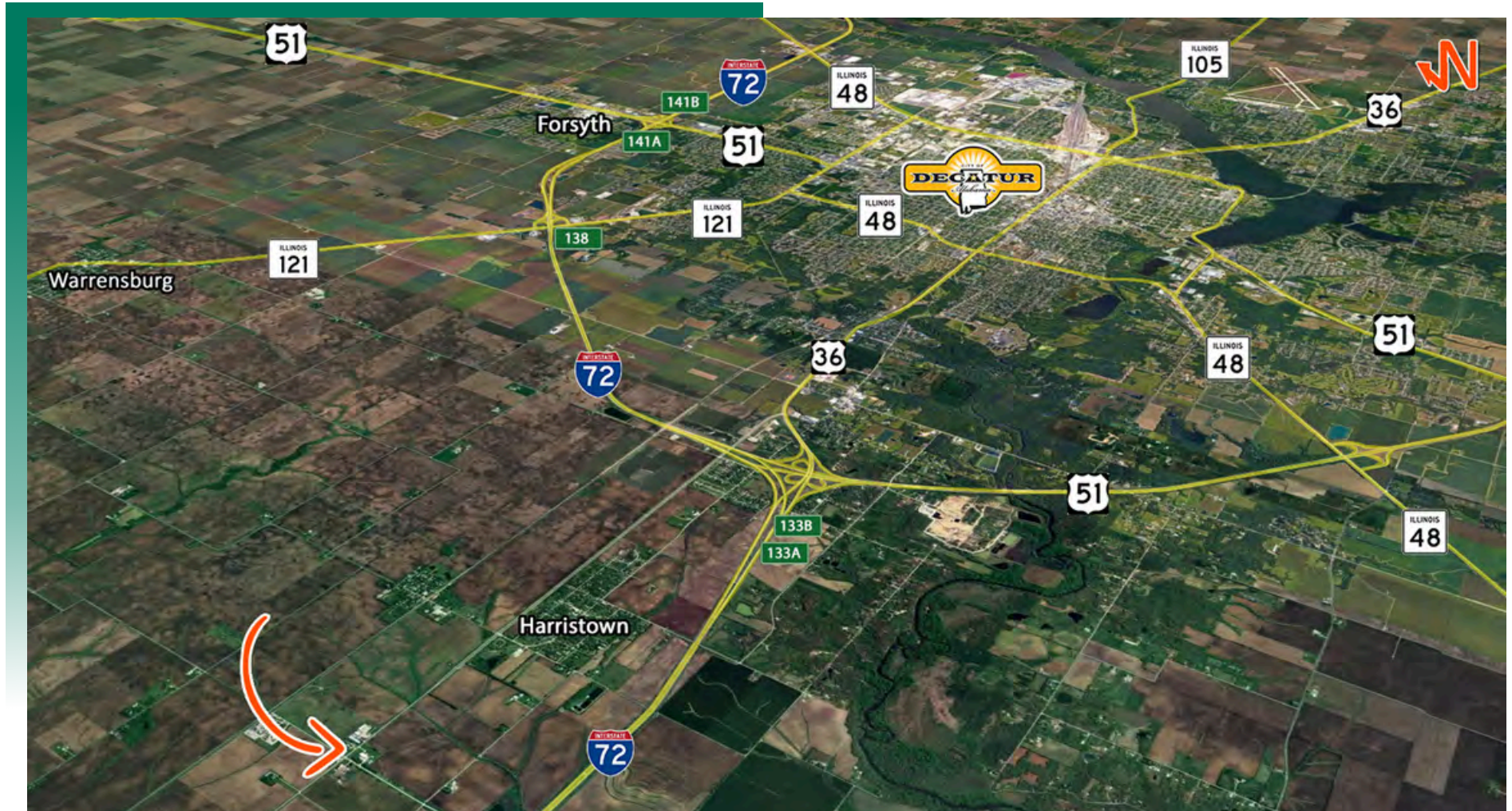
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## AREA MAP

9050 W Harristown Blvd., Harristown, IL 62537



### LOCATION OVERVIEW

Harristown is located in Macon County, Illinois, approximately 10 miles southeast of Decatur. The community provides a rural residential setting that appeals to tenants seeking affordable housing with lower population density while maintaining reasonable commuting distance to employment centers in Decatur.





**Harristown Apartments is a 21-unit multifamily property that has demonstrated consistent performance over several years of operation**

New Flat roof and shingled ownings. Majority of units have new kitchen appliances and flooring. New water mains and controls.

The property generates monthly rental income of \$13,700 with operating expenses totaling approximately \$3,801 monthly. Key operational features include an on-site laundry facility that produces revenue in excess of its utility costs, a maintenance shop that reduces outsourced repair expenses, and contracted lawn care and snow removal services that maintain property standards year-round.

## PROPERTY HIGHLIGHTS



35 PARKING SPACES



21 UNITS  
100% OCCUPIED



5 BUILDINGS



CAP RATE:  
9.8%



## PROPERTY PHOTOS - 17 (1) Bedroom, (1) Bathroom Units

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# PROPERTY PHOTOS

9050 W Harristown Blvd., Harristown, IL 62537

**SMALL COTTAGE - 2 Bed, 1 Bath**



**2 UNIT HOME - 3 Bed, 2 Bath & 2 Bed, 1 Bath**



**2 UNIT HOME - 3 Bed, 2 Bath & 2 Bed, 1 Bath**



**2 UNIT HOME - 3 Bed, 2 Bath & 2 Bed, 1 Bath**





## ADDITIONAL INVESTMENT OPPORTUNITY

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334 West Main St., Decatur, IL 62522



**334 West Main St., Decatur, IL 62522**

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- Value-Add investment opportunity
- 8 fully renovated apartment units
- \$8,800 in monthly rental income
- Potential additional monthly income of \$5,850 when office/retail is leased
- CAP Rate: 7.96 %
- NOI: \$63,708

**SALE PRICE:**  
**\$800,000**

# INVESTMENT PROPERTY SUMMARY

## 9050 WEST HARRISTOWN BOULEVARD

LISTING # 3146

### PROPERTY INFO:

Tenants/Units: 21  
Parcel #: 06-11-09-300-004  
County: IL - Macon  
Zoning: Multi-Family

### STRUCTURAL DATA:

Year Built: 1975  
Roof: Flat, Shingle  
Construction Type: Wood Frame

### FACILITY INFO:

Parking Spaces: 35

### LAND MEASUREMENTS:

Acres: 1.92 Acres  
Frontage: 205  
Depth: 610

### PROPERTY DESCRIPTION:

Harristown Apartments is a 21-unit multifamily property that has demonstrated consistent performance over several years of operation. The unit configuration includes 17 one-bedroom apartments, 3 two-bedroom units, and 1 three-bedroom unit, allowing for diversified tenant appeal and stable occupancy rates. New Flat roof and shingled ownings. Majority of units have new kitchen appliances and flooring. New water mains and controls.

The property generates monthly rental income of \$13,700 with operating expenses totaling approximately \$3,801 monthly. Key operational features include an on-site laundry facility that produces revenue in excess of its utility costs, a maintenance shop that reduces outsourced repair expenses, and contracted lawn care and snow removal services that maintain property standards year-round.

Monthly operating expenses break down as follows: water (\$1,100), insurance (\$733), maintenance (\$1,050 at \$50 per unit), utilities for common areas (\$300), garbage service (\$200), taxes (\$333), and grounds maintenance (\$375). The maintenance allocation of \$50 per unit monthly has proven adequate for ongoing repairs and upkeep.



### SALE INFORMATION:

Sale Price: \$1,200,000  
CAP Rate: 9.8 %  
NOI: \$118,788  
GRM: 7.3

### INCOME:

Gross Rental Income: \$164,000

### EXPENSES:

Taxes: \$3,291.88  
Tax Year: 2025  
Total Expenses: \$45,612