



Net return: 15.0%

Wedgewood Apartments 1225 West Freeman Street, Carbondale, IL

Property Information

Asking Price	\$499,900	County	Jackson County
Property type	Multi family	Subdivision	MURRIE PLACE
Total units	14	Construction	Brick/Frame
Total bedrooms	26	Roof	Asphalt Shingle
Total bathrooms	14	Water source	City water
Building size	10400	Water disposal	Sewer
Lot size	0.58 acres	Heating	Central
Year built	1978	Cooling	Central air

Property Description

B CLASS APARTMENT COMPLEX!!!! Total of 14 units. 12 x 2bed/1bath and 2 x 1bed/1bath. Beautiful stone exterior. High quality construction. Separate electric and water meters. Central heat & air. City water & sewer. Needs some TLC and a new owner. **BUILDING WILL GENERATE a 15%+ RETURN ON INVESTMENT!!! OVER 200K IN VALUE ADD!!!** Do not miss out on this amazing opportunity. Professional property management and financing is available.



Property Financial Summary

Asking price	\$499,900	Type	Proforma
Estimated rehab	\$50,000	After repair value	\$749,900
Total investment	\$549,900	Potential profit	\$200,000
Gross income (annually)	\$121,200	Gross income (monthly)	\$10,100
Operating expenses (annually)	\$38,600	Operating expenses (monthly)	\$3,217
Net income (annually)	\$82,600	Net income (monthly)	\$6,883
Gross return	22.04%	Net return	15.02%

