



260 North BROAD Street, Galesburg, IL

Property Information

Asking Price	\$119,900	County	Knox County
Property Type:	Multi family	Subdivision	CITY OF GALESBURG
Total units	6	Construction	Frame
Total bedrooms	6	Roof	Asphalt Shingle
Total bathrooms	6	Water source	City water
Building size	2936	Water disposal	Sewer
Lot size	0.27 acres	Heating	Baseboards
Year built	1900	Cooling	Window A/C

Property Description

AWESOME PROPERTY!!!! 6 units. 4 out of 6 currently occupied to great tenants. 2 units need to be completed. Good bones, very nice area, low maintenance. **PROPERTY WILL GENERATE A 19.38% NET RETURN ON INVESTMENT!!!** 45K IN VALUE ADD!!! Don't miss this opportunity.



Property Financial Summary

Asking price	\$119,900	Type	Proforma
Estimated rehab	\$15,000	After repair value	\$179,900
Total investment	\$134,900	Potential profit	\$45,000
Gross income (annually)	\$39,600	Gross income (monthly)	\$3,300
Operating expenses (annually)	\$13,456	Operating expenses (monthly)	\$1,121
Net income (annually)	\$26,144	Net income (monthly)	\$2,179
Gross return	29.36%	Net return	19.38%

