



Net return: 15.9%

1950 North Illinois Avenue, Carbondale, IL

Property Information

Asking Price	\$285,000	County	Jackson County
Property Type:	Multi family	Subdivision	CRAWSHAW & STEPHENS
Total units	9	Construction	Frame
Total bedrooms	11	Roof	Asphalt Shingle
Total bathrooms	9	Water source	City water
Building size	5006	Water disposal	Sewer
Lot size	1.78 acres	Heating	Baseboards
Year built	1950	Cooling	Window A/C

Property Description

AWESOME INVESTMENT!!! 9 units. Low maintenance. Electric baseboards and wall a/c units. FULLY OCCUPIED AND TURNKEY!!!! Tenants pay electric and gas. City water and sewer. Property will generate a 15%+ NET RETURN ON INVESTMENT!!! \$85K+ IN VALUE ADD!!! Located in a great part of town. Property management and financing is available!!!



Property Financial Summary

Asking price	\$285,000	Type	Proforma
Estimated rehab	\$5,000	After repair value	\$375,000
Total investment	\$290,000	Potential profit	\$85,000
Gross income (annually)	\$67,200	Gross income (monthly)	\$5,600
Operating expenses (annually)	\$21,140	Operating expenses (monthly)	\$1,762
Net income (annually)	\$46,060	Net income (monthly)	\$3,838
Gross return	23.17%	Net return	15.88%

