



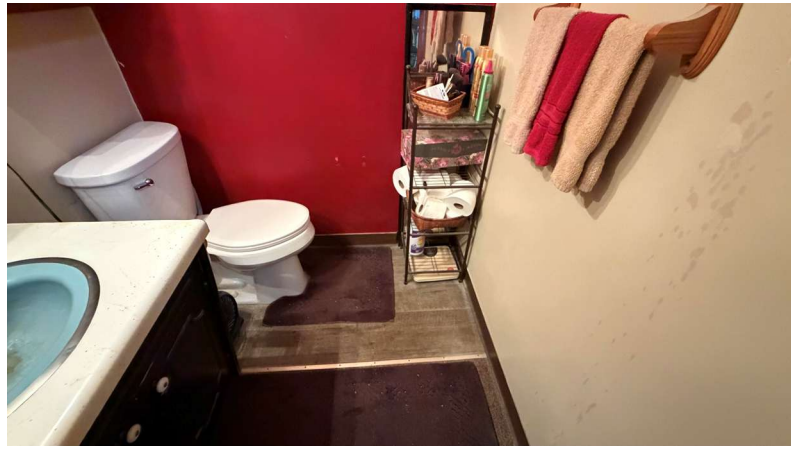
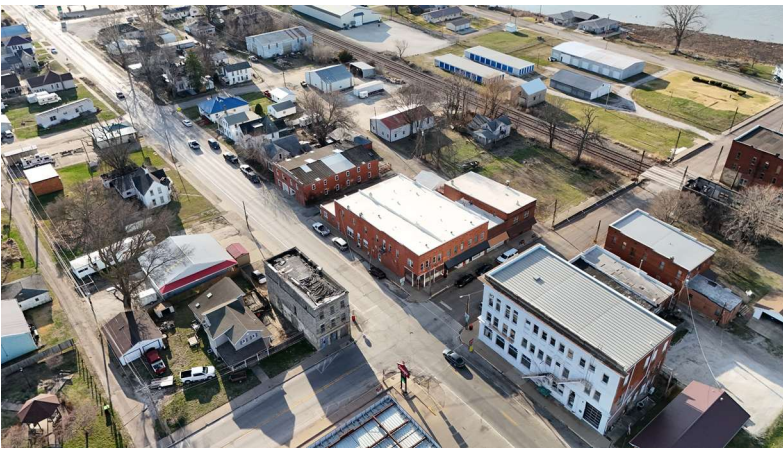
297 Oak Street, Dallas City, IL

Property Information

Asking Price	\$64,900	County	Hancock County
Property Type:	Multi family	Subdivision	ORIGINAL TOWN
Total units	4	Construction	Brick
Total bedrooms	7	Roof	Flat
Total bathrooms	4	Water source	City water
Building size	5200	Water disposal	Sewer
Lot size	0.08 acres	Heating	Gas
Year built	1900	Cooling	Window

Property Description

LARGE DOWNTOWN BUILDING!!! Block away from the water. All Brick. Newer Roof. Brand New Gas Furnace! Over 5200 square feet! Total of 4 apartments, and space to add a couple more!! Offered at a massive discount, only \$12.5 per square foot!!!! BUILDING WILL GENERATE A 18%+ NET RETURN ON INVESTMENT!!! Easy to manage. Long term tenants.



Property Financial Summary

Asking price **\$64,900**
Estimated rehab **\$5,000**
Total investment **\$69,900**

Type **Proforma**
After repair value **\$99,900**
Potential profit **\$30,000**

Gross income (annually) **\$23,400**
Operating expenses (annually) **\$10,545**
Net income (annually) **\$12,855**
Gross return **33.48%**

Gross income (monthly) **\$1,950**
Operating expenses (monthly) **\$879**
Net income (monthly) **\$1,071**
Net return **18.39%**

