



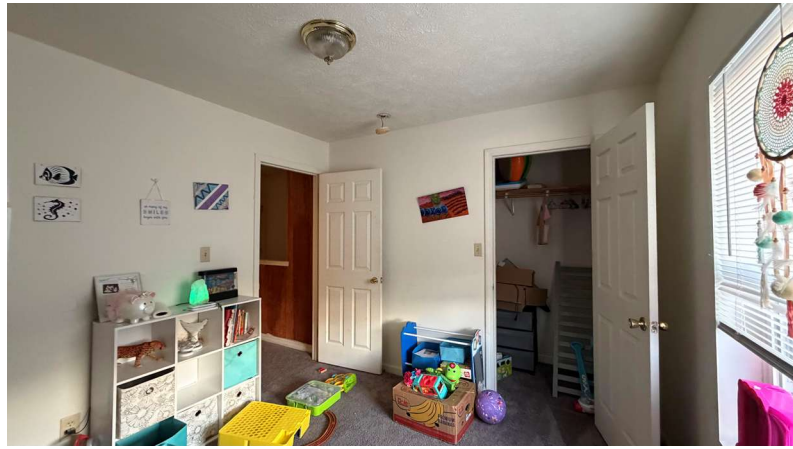
710 West College Street, Carbondale, IL

Property Information

Asking Price	\$259,900	County	Jackson County
Property Type:	Multi family	Subdivision	Carbondale
Total units	6	Construction	Frame
Total bedrooms	15	Roof	Metal
Total bathrooms	12	Water source	City water
Building size	8600	Water disposal	Sewer
Lot size	0.24 acres	Heating	Central
Year built	2010	Cooling	Central

Property Description

AWESOME COMPLEX!!! 6 units. Built in 2010!!! 3 x 3bed/2bath and 3 x 2bed/2bath. Units rent at \$900 -1000 each. Separate electric meters and water meters. City water and sewer. Central heat and air. Newer metal roofs. Washer and dryers in every unit. **PROPERTY WILL GENERATE A 15.84% NET RETURN ON INVESTMENT!! OVER \$70k IN VALUE ADD!!!** 2 minutes away from Southern Illinois University. This is a very simple and straight forward investment property with tons of potential. Professional property management and financing is available!!!



Property Financial Summary

Asking price **\$259,900**
Estimated rehab **\$15,000**
Total investment **\$274,900**

Type
After repair value **\$344,900**
Potential profit **\$70,000**

Gross income (annually) **\$68,400**
Operating expenses (annually) **\$24,855**
Net income (annually) **\$43,545**
Gross return **24.88%**

Gross income (monthly) **\$5,700**
Operating expenses (monthly) **\$2,071**
Net income (monthly) **\$3,629**
Net return **15.84%**

