

FOR SALE

9607 & 9609 W Main St.
Belleville, IL 62223



**NEWLY RENOVATED
MULTI-FAMILY INVESTMENT PROPERTY**

**SALE PRICE: \$500,000
CAP RATE: 9.8%
NOI: \$48,999**

BARBERMURPHY

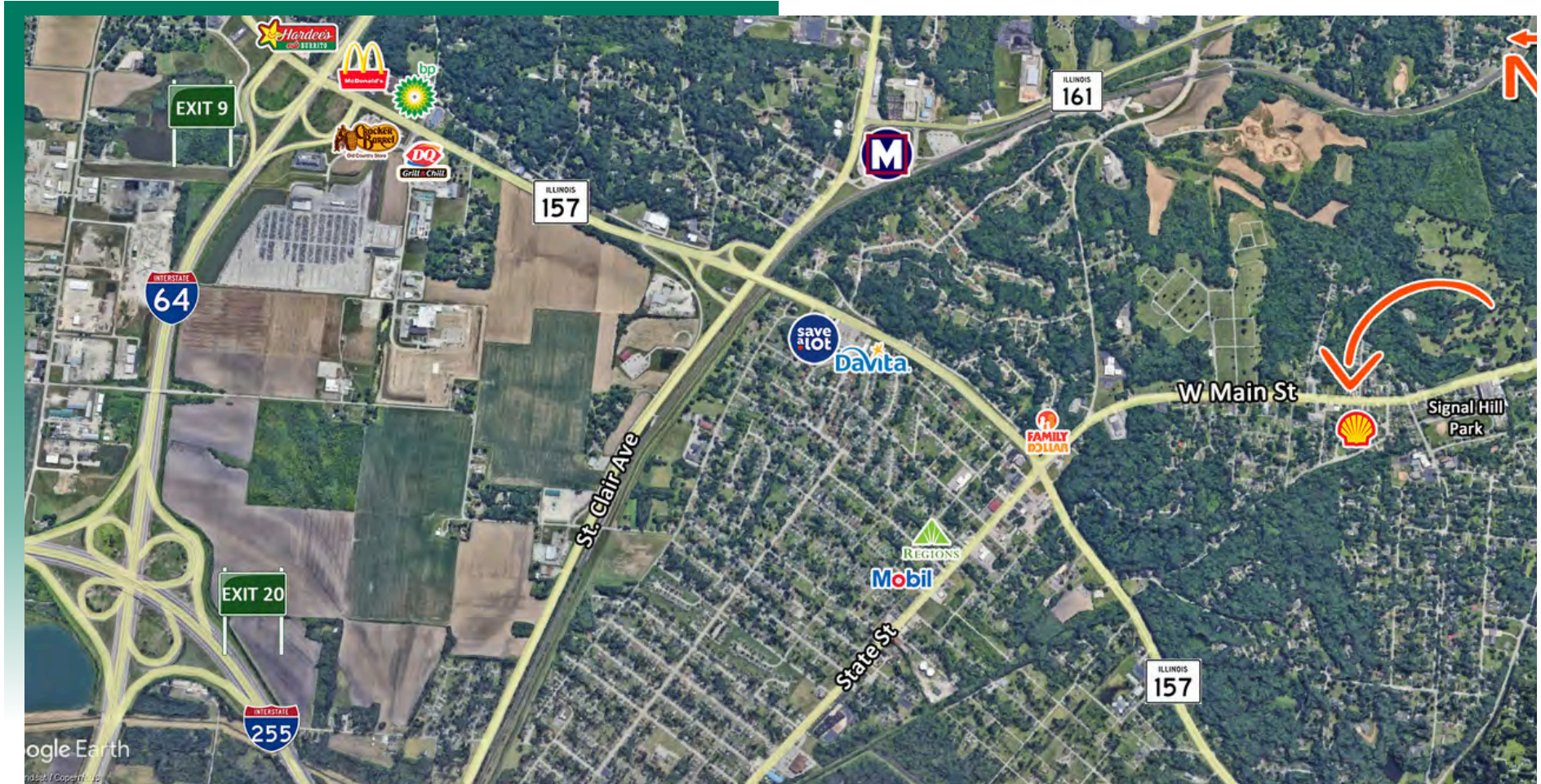
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

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AREA MAP

9607 & 9609 W Main St. Belleville, IL 62223



LOCATION OVERVIEW

Located on West Main St., in Belleville near banks, restaurants, gas stations and Metro Link. Situated only 2.5 miles off I-64 & 3.5 miles off I-255. 10 minutes from Downtown St. Louis.



I-64
I-255



Exit 9
Exit 20



Metro Link
> 3 miles

PROPERTY PHOTOS

9607 & 9609 W Main St. Belleville, IL 62223



8 unit (1B/1B) apartment complex on West Main St. in Belleville IL. Recently renovated and re-tenanted by ownership at market rates. Recent improvements include new sewer lateral, security camera and flood lights, 5 new AC units, new appliances, new water heaters.

INVESTMENT PROPERTY SUMMARY

9607 WEST MAIN STREET

LISTING #2966

PROPERTY INFO:

Tenants/Units: 1
Parcel #: 02350213010 & 02350213009
County: IL - St. Clair
Zoning: B-1 Multifamily

STRUCTURAL DATA:

Year Built: 1960
Yr Renovated: 2023
Floors: 2
Roof: 2021
Construction Type: Brick

FACILITY INFO:

Parking Spaces: 8
Elevator: No
Heating: Yes
Cooling: Yes

LAND MEASUREMENTS:

Acres: 0.27 Acres
Frontage: 85
Depth: 150

PROPERTY DESCRIPTION:

8 unit (1B/1B) apartment complex on West Main St. in Belleville IL. Recently renovated and re-tenanted by ownership at market rates. Recent improvements include new sewer lateral, security camera and flood lights, 5 new AC units, new appliances, new water heaters.



SALE INFORMATION:

Sale Price: \$500,000
CAP Rate: 9.8%
NOI: \$48,999.02

INCOME:

Gross Rental Income: \$74,280.00
Gross Other Income: \$1,395.00
Total Income: \$75,675.00

EXPENSES:

Taxes: \$6,847.32
Insurance: \$1,500.00
Utilities (water & sewer): \$8,264.44
Trash: \$1,262.90
Repair & Maintenance: \$2,556.72
Landscaping: \$805.00
Licenses & Permits: \$240.00
Property Management: \$5,199.60
Total Expenses: \$26,675.98

UNIT	RENT
1	\$745
2	\$715
3	\$710
4	\$850
5	\$825
6	\$800
7	\$800
8	\$745
TOTAL:	\$6,190
GROSS:	\$74,280

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