



Multi Family 5+ MLS #: **11717539** List Price: **\$2,500,000**
 Status: **NEW** List Date: **02/11/2023** Orig List Price: **\$2,500,000**
 Area: **1080** List Dt Rec: **02/12/2023** Sold Price:
 Address: **535 Blackhawk Blvd , South Beloit, IL 61080**
 Directions: **Main Street to Blackhawk to property 535 -543 Blackhawk Blvd S. Beloit 3 Vacant lots also included located at 536-544 Roscoe Ave S. Beloit IL 61080 other property located at 218 E River St Rockton IL 61072**
 Sold by:
 Contract Date: Contract: Rented Price:
 Off Mkt: Financing: Mkt. Time (Lst./Tot.): **2/2**
 Year Built: **1953** Blt Before 78: **Yes** Concessions:
 Dimensions: **150X124 & 229.36X146.20 & 150X124** CTGF:
 Unincorporated: Township: **Rockton**
 County: **Winnebago**
 Zoning Type: **Commercial** List Price Per SF: **\$0** Sold Price Per SF: **\$0**
 Actual Zoning: **GC** PIN #: **0405304009** Multiple PINs: **Yes**
 Relist:
 Mobility Score: - **?**

Remarks: **This Investment package consist of multiple properties. Consisting of 26 Residential units and 8 Commercial Properties. As a added bonus there is also 3 vacant lots for additional parking and development potential for additional income. The first property is this listing located at 218 E. River St Rockton consisting of 12 unit multifamily Ranch style units across the street from the Rock River. This property is high and dry and also has great views of the Park across the River. Just blocks from Historical Downtown Rockton Illinois. The Second Property is located at 535 to 543 Blackhawk Blvd South Beloit IL. This property offers 14 Residential Units and 8 Commercial Units. In back of this property as added bonus there is also 3 vacant lots for additional parking and development potential for additional income. Offer includes the following Addresses: 218 E. River St Rockton IL 12 Units #03-24-401-004 535-543 Blackhawk Blvd South Beloit IL 14 Residential Units and 8 Commercial Units. State of Illinois is planning a Street Scape project to improve Blackhawk Blvd with new pavement, sidewalks, lighting ext. Which will enhance the infrastructure in front of the property in South Beloit. 535-537 Blackhawk Blvd S. Beloit IL # 04-05-304-009 539 Blackhawk Blvd S. Beloit IL # 04-05-304-010 541-543 Blackhawk Blvd S. Beloit IL # 04-05-304-011 536-544 Roscoe Ave S. Beloit IL 3 Vacant Lots for additional parking and future development: 536 Roscoe Ave S. Beloit IL # 04-05-304-015 540 Roscoe Ave S. Beloit IL # 04-05-304-016 544 Roscoe Ave S. Beloit IL # 04-05-304-017**

Acreage: 1.6	Lot SF: 60380	Lot Size Source: Survey	Total Bldg SF:	Total # Units: 34	# Stories: 2
Basement: Partial	# Dishwashers:	# Washers:	# Dryers:	Wash/Dry Leased:	# Ranges:
# Parking Spaces: 22	# Disposals:	# Refrigerators: 26	# Fireplaces:	# Window AC:	Last Lease Exp:
Apartment Info	# Units	Rooms	Bedrooms	Baths (F/H)	Monthly Income Range (Min-Max)
Type 1	2	4	1	2	510-600
Type 2	20	4	1	2	510-650
Type 3	2	6	3	2	550-745
Type 4	2	5	2	2	525-850
Type 5	8	2	0	0.8	250-2750
Type 6	0	0	0		0
Type 7	0	0	0		0

Age: Older	Type of Multi-Family: Corridor-Exterior Entrance, Corridor-Interior Entrance, Courtyard	Air Cond: Partial
Type Ownership: Limited Liability Corp	Location:	Electricity: Circuit Breakers
Frontage/Access: Public Road	Construction: Brick, Concrete Block, Other/Unknown	Fire Protection: Fire Extinguisher/s, Other
Current Use:	Exterior: Block, Fiber Cement, Combination	Heat/Ventilation: Electric, Forced Air, Gas
Potential Use:	Foundation:	Utilities To Site:
Client Needs:	Roof Structure: Flat	Tenancy Type:
Client Will:	Roof Coverings: Rubber	Tenant Pays: Air Conditioning, Electric, Heat
Known Encumbrances:	Misc. Outside: Balcony/ies, Patio	HERS Index Score:
Amenities:	Indoor Parking:	Green Disc:
Monthly Assmt Incl:	Outdoor Parking: 31-50 Spaces	Green Rating Source:
Owner's Assoc:	Parking Ratio:	Green Feats:
Conversion:	Bsmt Desc:	Possession:
Deconversion:	Misc. Inside: Inside Corridor/s	Sale Terms:
Building Unit Info:		Backup Info:

Gross Rental Income: \$274,080	Total Monthly Income: \$22,840	Total Annual Income: \$21,155
Gross Rental Multiplier: 9.1	Tax Amount: \$29,532	Tax Year: 2021
Total Annual Exps: \$50,640	Expense Source:	Expense Year:
Annual Net Operating Income: \$193,908	Net Oper Income Year:	Cap Rate:
Janitor Expense (\$/src): \$0/	Fuel Expense (\$/src): \$0/	Electricity Expense (\$/src): \$0/
Water Expense (\$/src): \$0/	Trash Expense (\$/src): \$0/	Insurance Expense (\$/src): \$0/
Repairs/Decor Expense (\$/src): \$0/	Manager Expense (\$/src): /	Other Expense (\$/src): \$0/
Operating Expense Includes:		

Broker Private Remarks: **Call listing agent for additional information and to set up showings. Gerard DuMelle Weichert Realtors Tovar Properties 815-218-4014 Gerard@RealEstateRescueTeam.net**

Internet Listing: Yes	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: Yes	VOW Comments/Reviews: Yes	Lock Box:
Listing Type: Exclusive Right to Sell	Information: Highly Confidential	Special Comp Info: None
Buyer Ag. Comp.: 1% (Gross Sale Price)	Cont. to Show?:	Expiration Date: 02/11/2024
Showing Inst: Call Listing Agent to make arrangements.		Broker Owned/Interest: No
Broker: Weichert Realtors - Tovar Prop (35210) / (815) 877-8500		
List Broker: Gerard DuMelle (350727) / (815) 218-4014 / GerardDumelle@Weichert.com; Gerard@RealEstateRescueTeam.net		
CoList Broker:	More Agent Contact Info:	

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