


Net return: 15.3%
505 South Poplar Street, Carbondale, IL

Property Information

Asking Price	\$339,900	County	Jackson County
Property Type:	Multi family	Subdivision	
Total units	10	Construction	Brick/Frame
Total bedrooms	15	Roof	Asphalt Shingle
Total bathrooms	10	Water source	City water
Building size	7308	Water disposal	Sewer
Lot size	0.44 acres	Heating	Baseboards
Year built	1988	Cooling	Wall A/C

Property Description

Awesome 10 unit complex!!! High quality construction. Separate electric and water meters, tenants pay all utilities. Each unit has washer and dryer hookups, as well as dishwashers. 5 x 1bed/1bath and 5 x 2bed/1bath units. 1beds will rent for \$600+ and 2beds will rent for \$750+. Great location, minutes away from Southern Illinois University. Do not miss out on this opportunity. Building will generate a 15%+ NET RETURN ON INVESTMENT!! \$65K VALUE ADD POTENTIAL!!! Financing and professional management is available.



Property Financial Summary

Asking price	\$339,900	Type	Proforma
Estimated rehab	\$5,000	After repair value	\$400,000
Total investment	\$344,900	Potential profit	\$55,100
Gross income (annually)	\$81,000	Gross income (monthly)	\$6,750
Operating expenses (annually)	\$28,288	Operating expenses (monthly)	\$2,357
Net income (annually)	\$52,712	Net income (monthly)	\$4,393
Gross return	23.49%	Net return	15.28%

