



Latham Apartments 210 Kiick Street, Latham, IL

Property Information

Asking Price	\$649,900	County	Logan County
Property Type:	Multi family	Subdivision	
Total units	19	Construction	Brick
Total bedrooms	29	Roof	Flat
Total bathrooms	21	Water source	City water
Building size	13756	Water disposal	Sewer
Lot size	2.66 acres	Heating	Baseboards
Year built	1970	Cooling	Window A/C

Property Description

CASH COW!!! Awesome 19 unit complex. 17 units in the main building and 2 units in the second building. New roof on the main building. All brick, high quality solid construction. Separate electric meters, city water and sewer. Low maintenance expenses. WILL GENERATE AN 21%+ NET RETURN ON INVESTMENT!!! \$300K IN VALUE ADD AFTER RAISING RENTS TO MARKET VALUE!!! Do not miss out on this amazing opportunity. 1beds rent for \$700 and 2beds rent for \$950!!!!!! INSANE RENTAL DEMAND!!!! Property management and financing is available.



Property Financial Summary

Asking price	\$649,900	Type	Proforma
Estimated rehab	\$50,000	After repair value	\$999,900
Total investment	\$699,900	Potential profit	\$300,000
Gross income (annually)	\$177,600	Gross income (monthly)	\$14,800
Operating expenses (annually)	\$28,833	Operating expenses (monthly)	\$2,403
Net income (annually)	\$148,767	Net income (monthly)	\$12,397
Gross return	25.38%	Net return	21.26%

