



Net return: 16.1%

300 Cobb Street, East Alton, IL

Property Information

Asking Price	\$94,900	County	Madison County
Property Type:	Multi family	Subdivision	Van Preters Addn
Total units	2	Construction	Frame
Total bedrooms	3	Roof	Asphalt Shingle
Total bathrooms	2	Water source	City water
Building size	1425	Water disposal	Sewer
Lot size	0.16 acres	Heating	Gas
Year built	1942	Cooling	Window A/C

Property Description

TURNKEY DUPLEX!!! Perfect investment property for a first time investor!!! Unit 1 is rented at \$800 and unit 2 is rented at \$850. Great tenants. All utilities are paid by the residents. PROPERTY IS GENERATING A 16%+ NET RETURN ON INVESTMENT!!!! No deferred maintenance. Located 30 minutes away from St Louis International Airport. Will not last!!!! Property management and financing is available.



Property Financial Summary

Asking price	\$94,900	Type	Actual
Gross income (annually)	\$19,800	Gross income (monthly)	\$1,650
Operating expenses (annually)	\$4,544	Operating expenses (monthly)	\$379
Net income (annually)	\$15,256	Net income (monthly)	\$1,271
Gross return	20.86%	Net return	16.08%

