



## 665 W Wilmot Street

is being offered at

# \$165,000

### EXECUTIVE SUMMARY

Unique investment opportunity to add to your portfolio! Small mobile home park with 4 leased lots and a leased single-family home all on one parcel. All tenants on own Ameren meters. Water line is having submeter system installed for easy billback and will be completed prior to closing. House is 2 bed, 1 bath: new roof, new flooring, new tile shower, new drain line, new water lines, new furnace, new water heater and light kitchen remodel all within last 2 years. House rents for \$925 and the 4 lots rent for \$250 each. Gross rents \$1925 a month. Parcel is over half an acre and Zoned C2.

### LISTING METRICS

## SINGLE FAMILY & 4 TRAILER LOTS

**\$2,008**  
2024 TAXES

**5**  
TOTAL UNITS

**C-2**  
ZONING

**0.57**  
ACRES

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## RENT ROLL

### RESIDENTIAL REVENUE

UNIT	NOTES	SF	BEDS	BATHS	BASE MONTHLY RENT	TOTAL ANNUAL REVENUE
House		900	2	1	\$ 925	\$ 11,100
Trailer 1	Tenant Owned (\$250 = Lot Fee)	-	-	-	\$ 250	\$ 3,000
Trailer 2	Tenant Owned (\$250 = Lot Fee)	-	-	-	\$ 250	\$ 3,000
Trailer 3	Tenant Owned (\$250 = Lot Fee)	-	-	-	\$ 250	\$ 3,000
Trailer 4	Tenant Owned (\$250 = Lot Fee)	-	-	-	\$ 250	\$ 3,000
<b>TOTAL:</b>					<b>\$ 1,925</b>	<b>\$ 23,100</b>

<b>TOTAL GROSS ANNUAL REVENUE:</b>	<b>\$ 1,925</b>	<b>\$ 23,100</b>
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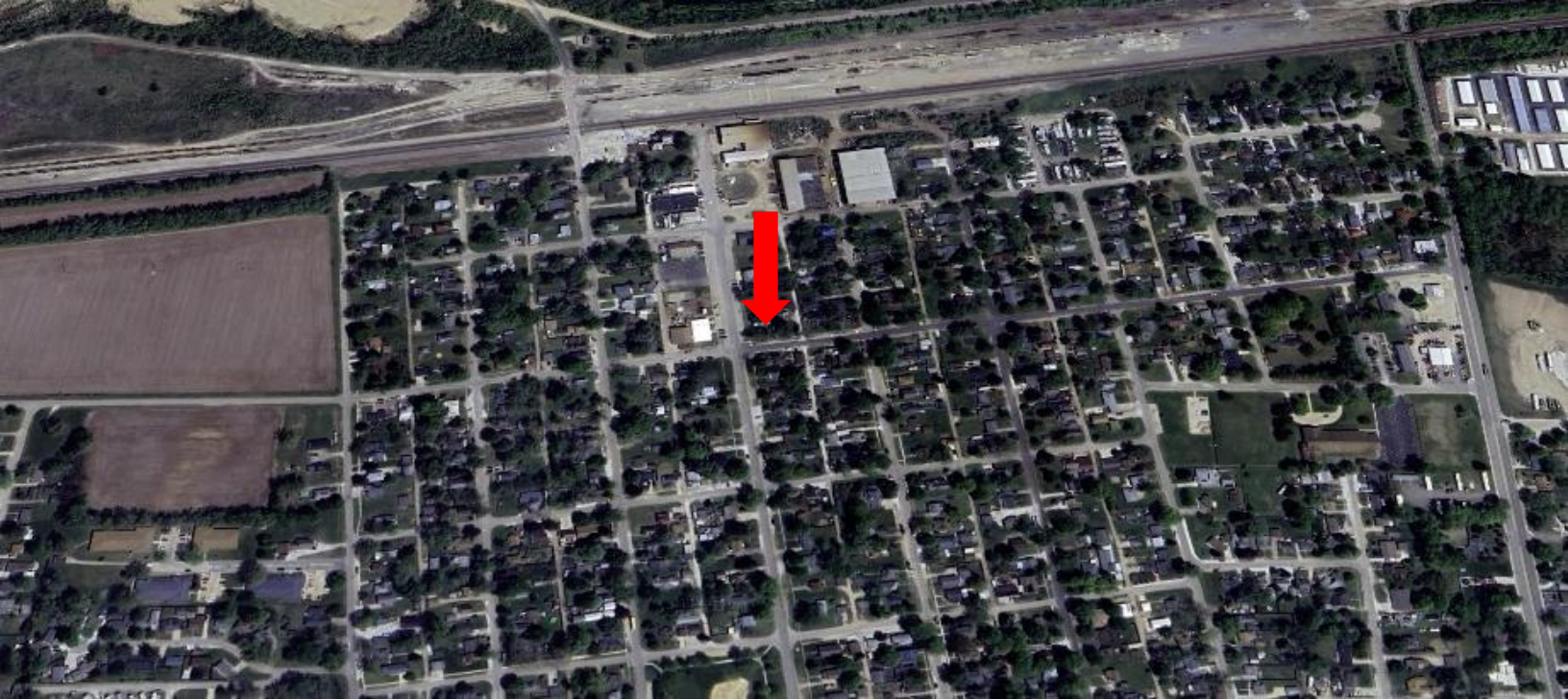
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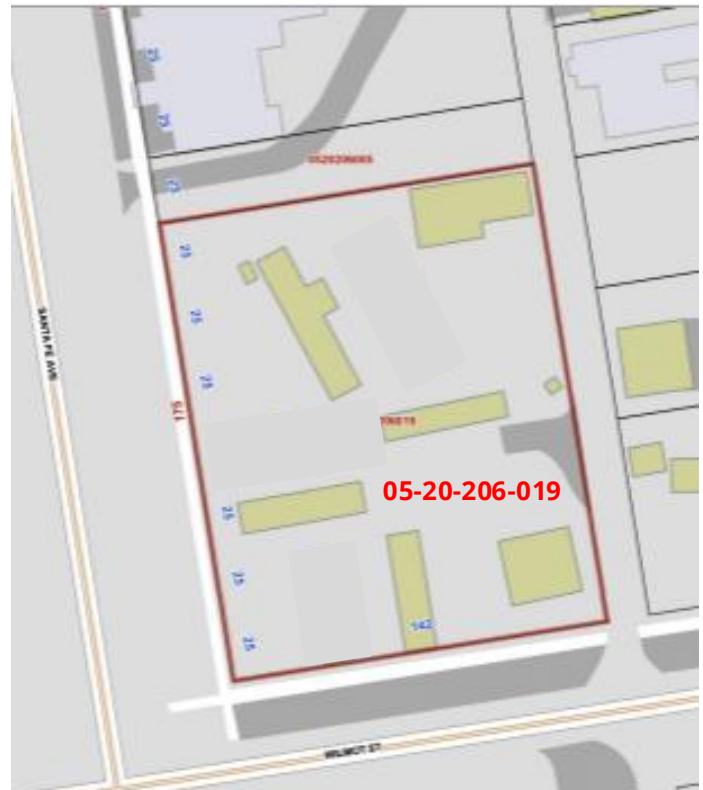
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## PROPERTY DETAILS

ADDRESS	665 W. Wilmot Street (aka 1706 N Santa Fe Avenue)
CITY / STATE / ZIP	Chillicothe, IL 61523
PARCEL ID(s)	05-20-206-019
LOT ACRES	0.57
PROPERTY TYPE	Multifamily
ZONING	C-2
STORIES	1
SINGLE FAMILY SQUARE FEET	900
TOTAL UNITS	5
TAXABLE VALUE	\$24,370
TAX CODE	102
TAX RATE	8.23953%
ANNUAL TAX (2023)	\$2,008



\*GIS map edited to show current structures

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## EXTERIOR PHOTOS



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