



**546 26th Street, Rock Island, IL**

### Property Information

Asking Price	<b>\$69,900</b>	County	<b>Rock Island County</b>
Property Type:	<b>Multi family</b>	Subdivision	<b>Briggs Place Addition</b>
Total units	<b>2</b>	Construction	<b>Frame</b>
Total bedrooms	<b>2</b>	Roof	<b>Asphalt Shingle</b>
Total bathrooms	<b>2</b>	Water source	<b>City water</b>
Building size	<b>1814</b>	Water disposal	<b>Sewer</b>
Lot size	<b>0.05 acres</b>	Heating	<b>Gas Furnace</b>
Year built	<b>1910</b>	Cooling	<b>Window A/C</b>

### Property Description

Affordable and cash-flow-ready, this two-unit duplex is perfect for new investors! Both 1-bed, 1-bath units are occupied by long-term tenants: one has been here 20 years, the other 5 years—a stable mother-daughter duo paying \$750 per unit monthly. This is a turnkey investment offering immediate income with minimal turnover. Don't miss the chance to own a low-maintenance property with solid, reliable tenants already in place!



### Property Financial Summary

Asking price	\$69,900	Type	Actual
Gross income (annually)	\$18,000	Gross income (monthly)	\$1,500
Operating expenses (annually)	\$7,917	Operating expenses (monthly)	\$660
Net income (annually)	\$10,083	Net income (monthly)	\$840
Gross return	25.75%	Net return	14.43%

