



**Net return: 12.9%**

716 Kishwaukee Court, Rockford, IL

### Property Information

Asking Price	<b>\$184,900</b>	County	<b>Winnebago County</b>
Property Type:	<b>Multi family</b>	Subdivision	
Total units	<b>4</b>	Construction	<b>Brick</b>
Total bedrooms	<b>4</b>	Roof	<b>Asphalt Shingle</b>
Total bathrooms	<b>4</b>	Water source	<b>City water</b>
Building size	<b>2605</b>	Water disposal	<b>Sewer</b>
Lot size	<b>0.20 acres</b>	Heating	<b>Gas Furnace</b>
Year built	<b>1990</b>	Cooling	<b>Window A/C</b>

### Property Description

TURNKEY INVESTMENT!!!! Solid brick quadplex. New Roof installed in 2023. Long-term tenants. Units can rent for \$750/month each easily. Tons of upside. Separate electric and gas meters. WILL GENERATE A 12%+ NET RETURN ON INVESTMENT!! Property management and financing is available.



### Property Financial Summary

Asking price	<b>\$184,900</b>	Type	<b>Proforma</b>
Gross income (annually)	<b>\$36,000</b>	Gross income (monthly)	<b>\$3,000</b>
Operating expenses (annually)	<b>\$12,214</b>	Operating expenses (monthly)	<b>\$1,018</b>
Net income (annually)	<b>\$23,786</b>	Net income (monthly)	<b>\$1,982</b>
Gross return	<b>19.47%</b>	Net return	<b>12.86%</b>

