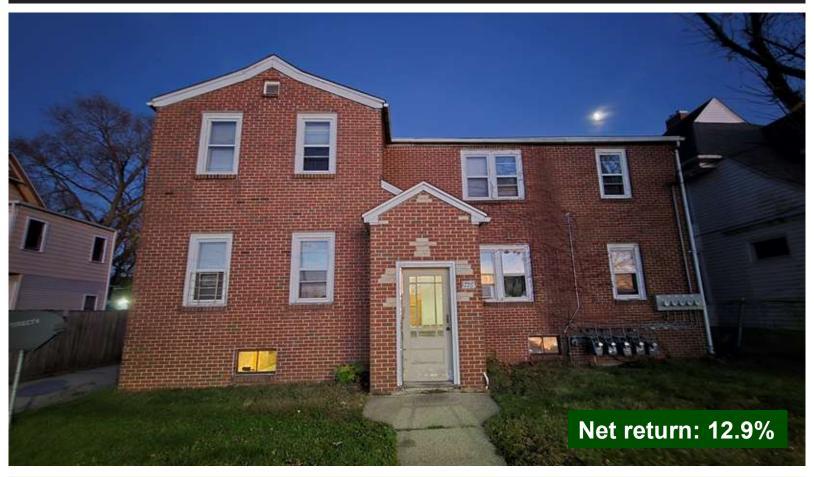
# Call: +1.833.805.0800





### 716 Kishwaukee Court, Rockford, IL

#### **Property Information**

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

#### **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.



## Call: +1.833.805.0800



## Property Financial Summary

Asking price	\$184,900	Туре	Proforma

Gross income (annually)	\$36,000	Gross income (monthly)	\$3,000
Operating expenses (annually)	\$12,214	Operating expenses (monthly)	\$1,018
Net income (annually)	\$23,786	Net income (monthly)	\$1,982
Gross return	19.47%	Net return	12.86%

