



## PINE EXTENDED STAY 19051 13th Street, Fulton, IL

### Property Information

Asking Price	<b>\$175,000</b>	County	<b>Whiteside County</b>
Property Type:	<b>Multi family</b>	Subdivision	<b>MANUFACTURERS ADD</b>
Total units	<b>10</b>	Construction	<b>Frame</b>
Total bedrooms	<b>1</b>	Roof	<b>Asphalt Shingle</b>
Total bathrooms	<b>10</b>	Water source	<b>Well</b>
Building size	<b>3631</b>	Water disposal	<b>Septic</b>
Lot size	<b>0.50 acres</b>	Heating	<b>Baseboards</b>
Year built	<b>1975</b>	Cooling	<b>Wall A/C</b>

### Property Description

INSANE OPPORTUNITY!!! 10 unit complex. 9 units in the main building and a single family. New roof, new windows, new paint. Tons of work done inside. Will rent easily for \$600 per unit or \$150 a week. PROPERTY WILL GENERATE 22.68%+ NET RETURN ON INVESTMENT!!! OVER \$100k IN INSTANT EQUITY!!! Very nice midwestern town. Low crime and tons of upside. Easy and stable income generator. Financing is available!!!



## Property Financial Summary

Asking price	<b>\$175,000</b>	Type	<b>Proforma</b>
Estimated rehab	<b>\$25,000</b>	After repair value	<b>\$300,000</b>
Total investment	<b>\$200,000</b>	Potential profit	<b>\$100,000</b>
Gross income (annually)	<b>\$81,652</b>	Gross income (monthly)	<b>\$6,804</b>
Operating expenses (annually)	<b>\$36,289</b>	Operating expenses (monthly)	<b>\$3,024</b>
Net income (annually)	<b>\$45,363</b>	Net income (monthly)	<b>\$3,780</b>
Gross return	<b>40.83%</b>	Net return	<b>22.68%</b>

