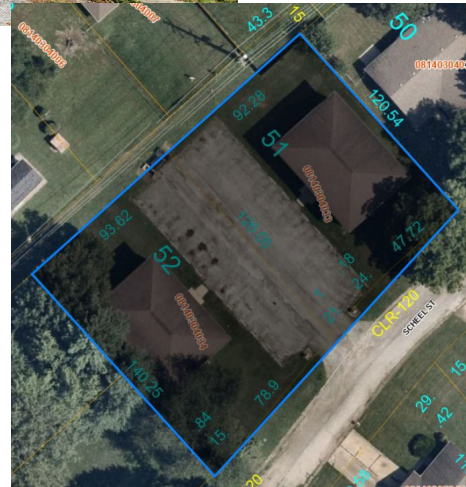


FOR SALE

12 Units – 2 bed / 1 bath



2101 & 2109 Scheel St. Belleville, Illinois 62221

- ♦ 12 Unit Multi-family asset
 - ♦ 2 bedroom & 1 bath unit mix
- ♦ Rents range from \$700 - \$975
 - ♦ \$821.67 per unit avg
 - ♦ +\$100 per unit Value-Add
- ♦ Total Offered Price: **\$815,966**
 - ♦ **8.5% Cap Rate**
 - ♦ **6.89 GRM**
 - ♦ **\$67,997 per Unit**
- ♦ **Additional Units Available:**
 - ♦ **Another 36 units** in Belleville
 - ♦ 2BR/1BA & 1BR/1BA units
 - ♦ Priced at an 8.5% Cap Rate
- ♦ Stabilized Asset with Value-Add Potential
- ♦ Owners will NOT Seller finance
 - ♦ Selling for retirement



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Shiloh, IL 62269

Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.