



Net return: 17.0%

613 South 16th Street, Mount Vernon, IL

Property Information

Asking Price	\$129,900	County	Jefferson County
Property type	Multi family	Subdivision	WINNS HILD
Total units	4	Construction	Brick
Total bedrooms	6	Roof	Asphalt Shingle
Total bathrooms	4	Water source	City water
Building size	2897	Water disposal	Sewer
Lot size	0.16 acres	Heating	Gas Furnace
Year built	1940	Cooling	Window A/C

Property Description

Value Add Quad!!! Solid brick construction. 2 x 2bed/1bath and 2 x 1bed/1bath. INSANE RENTAL COMPS!!! Needs TLC. Beautiful area. Tons of potential and upside. Will generate a 17%+ NET RETURN ON INVESTMENT!! \$80,000 INSTANT EQUITY!!! Professional management and financing is available.



Property Financial Summary

Asking price	\$129,900	Type	Proforma
Estimated rehab	\$40,000	After repair value	\$249,900
Total investment	\$169,900	Potential profit	\$80,000
Gross income (annually)	\$40,800	Gross income (monthly)	\$3,400
Operating expenses (annually)	\$11,913	Operating expenses (monthly)	\$993
Net income (annually)	\$28,887	Net income (monthly)	\$2,407
Gross return	24.01%	Net return	17.00%

