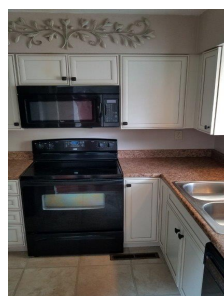
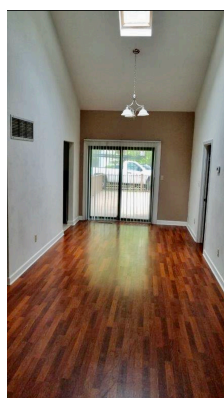


100 Turnbridge Dr. Swansea, IL -Fully Occupied DUPLEX- \$145,000

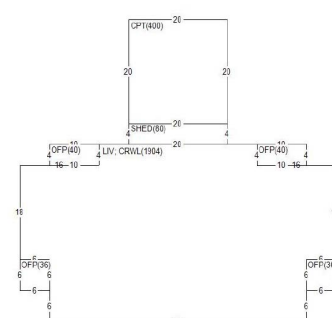


Castle Acres Subdivision
Parcel #: 08-15.0-206-011
1,904 SF
Both units: 2 Bedrooms & 1 Bath
Built in 1979
0.33 Acre Lot
Renovated Side A: 2019, Side B: 2013
1 Story
\$75,000 Median Household income
Fireplaces
Hardwood Floors
Sky Lights
Being Sold "AS IS"
8.5% CAP Rate (based on 2020 projected)
Monthly Rents: Side A: \$750 B: \$800



Income Statements - 2017-2020

	Projected	Actual		
	2020	2019	2018	2017
Rent Income-Turnbridge (1)	18850	17,350	17,350	15,600
EXPENSES				
Bank Chrg	-20	-16	0	0
FLP Fees	-200	-200	-200	-110
Insurance:Duplex	-1000	-968	-927	-1,034
Repairs-Duplex	-1,100	-7,895	-9,618	-1,302
Sewer-Duplex	-50	-47	-30	-41
Taxes	-4000	-3,919	-3,843	-3,879
Utilities	-200	-94	-259	-175
TOTAL EXPENSES	-6,570	-13,139	-14,876	-6,542
Net Income	12,280	4,211	2,474	9,058
Remodel Costs	0	6,975	8,470	0
Normalized Income (2)	12,280	11,186	10,944	9,058



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