

FOR SALE

10608 Lincoln Trail,
Fairview Heights, IL
62208



FULLY OCCUPIED 8 UNIT VALUE-ADD MULTIFAMILY INVESTMENT OPPORTUNITY

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

618.277.4400 BARBERMURPHY.COM

Carter Marteeny - CCIM

Broker Associate

Cell: (618) 304-3917

Office: (618) 277-4400 (Ext. 41)

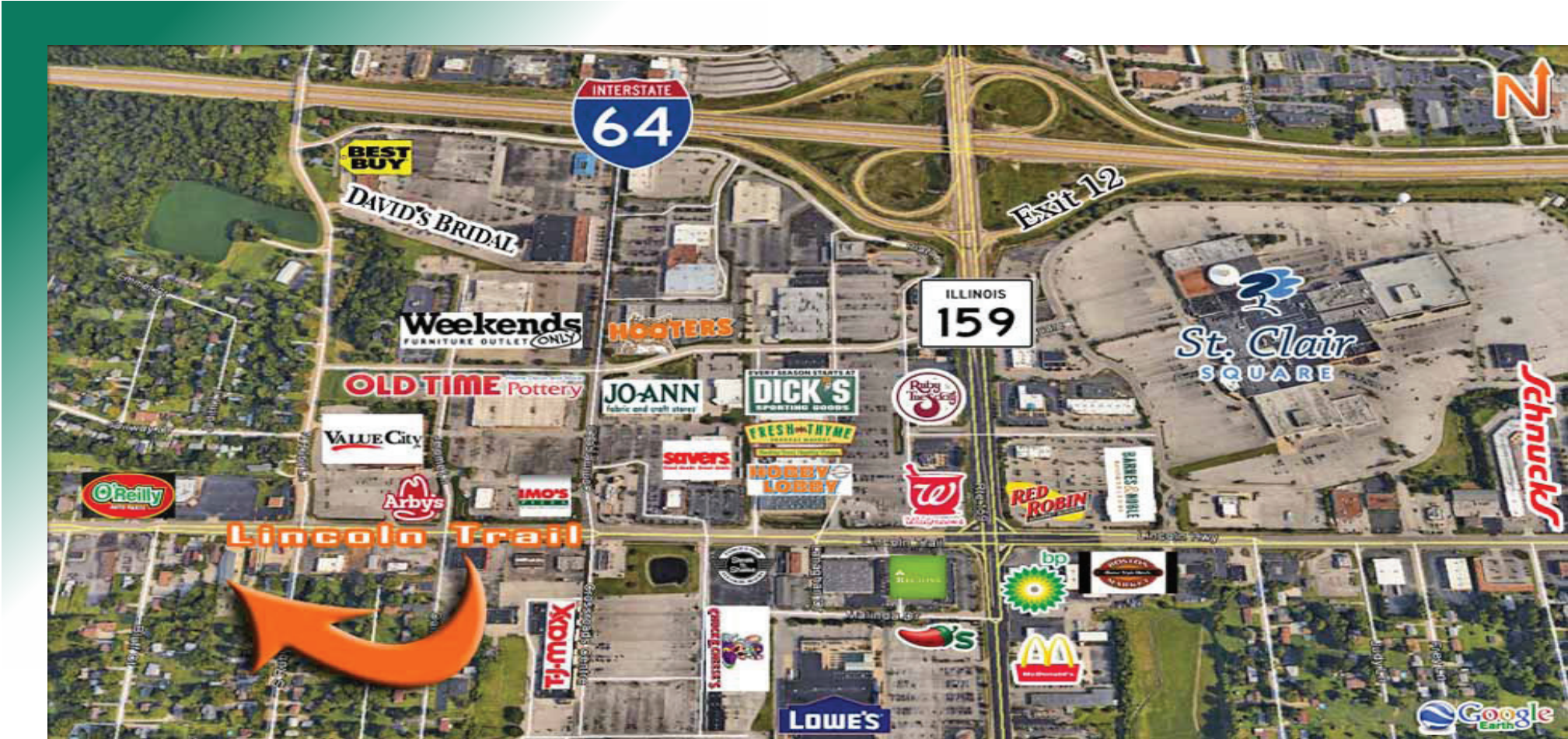
carterm@barbermurphy.com



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.

AREA MAP

10608 Lincoln Trail, Fairview Heights, IL 62208



LOCATION OVERVIEW

Well located in high-traffic retail district of Fairview Heights. Proximity to multiple interstate and highway systems. Plenty of jobs in the surrounding area.



8 UNITS



12 PARKING SPACES



BRICK EXTERIOR



I-64

INVESTMENT PROPERTY SUMMARY

10608 Lincoln Trail, Fairview Heights, IL 62208

LISTING

LOCATION DETAILS:

Parcel No: 03-28.0-302-049
County: St. Clair
Zoning: M-1 - City of Fairview Heights

STRUCTURAL DATA:

Year Built: 1963
Year Renovated: -
Floors: 2
Roof: Shingle
Construction Type: Brick

FACILITY INFORMATION:

Parking Spaces: 12
Elevator: -
Heating: Baseboards
Cooling: Central

LAND MEASUREMENTS:

Acres: 0.85 Acres
Frontage: -
Depth: -

PROPERTY DESCRIPTION:

8 unit multifamily investment Property. 4 Units are 2 bed / 1 bath.
4 units are 1 bed/ 1 bath.

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SALE INFORMATION:

Sale Price: \$550,000
Price/SF: \$71.61
Proforma Cap Rate: 11.48%
Proforma NOI: \$63,136
GRM: -

INCOME:

Gross Rental Income: \$100,800
Gross Other Income: -
Total Income: \$100,800

EXPENSES:

Taxes: \$12,318
Tax Year: -
Insurance: -
Utilities: -
CAM: -
Property Management: -
Total Expenses: \$37,663