



613 Reed Drive, East Alton, IL

### Property Information

Asking Price	<b>\$120,000</b>	County	<b>Madison County</b>
Property Type:	<b>Multi family</b>	Subdivision	<b>Van Preters Add</b>
Total units	<b>2</b>	Construction	<b>Frame</b>
Total bedrooms	<b>6</b>	Roof	<b>Asphalt Shingle</b>
Total bathrooms	<b>2</b>	Water source	<b>City water</b>
Building size	<b>1625</b>	Water disposal	<b>Sewer</b>
Lot size	<b>0.05 acres</b>	Heating	<b>Central</b>
Year built	<b>1940</b>	Cooling	<b>Central</b>

### Property Description

CASH COW DUPLEX!!! 3bed/1bath units, each rents for \$1100. Tons of rehab work done recently. Central heat and air. New HVAC units. Tenants pay all utilities. PROPERTY GENERATES 16%+ NET RETURN!!! Only 30min away from St Louis International Airport!! Will not last. Property management and financing is available.



### Property Financial Summary

Asking price	\$120,000	Type	Actual
Gross income (annually)	\$25,200	Gross income (monthly)	\$2,100
Operating expenses (annually)	\$5,672	Operating expenses (monthly)	\$473
Net income (annually)	\$19,528	Net income (monthly)	\$1,627
Gross return	21.00%	Net return	16.27%

