



Net return: 23.8%

HANDYMAN SPECIAL 187 Goulding Street, East Alton, IL

Property Information

Asking Price	\$54,900	County	Madison County
Property Type:	Multi family	Subdivision	Altwood Sub
Total units	3	Construction	Frame
Total bedrooms	4	Roof	Asphalt Shingle
Total bathrooms	2	Water source	City water
Building size	1992	Water disposal	Sewer
Lot size	0.20 acres	Heating	Warm Air
Year built	1920	Cooling	YES

Property Description

GREAT INVESTMENT!!! Duplex and single family, total of 3 units. VACANT AND READY FOR REHAB!!! Separate electric, water and gas meters, no utility expenses! Close to a big city!!! CHEAP TO MAINTAIN!!! PROPERTY WILL GENERATE A 23%+ NET RETURN ON INVESTMENT!!! OVER \$30K IN VALUE ADD!!! Do not miss out on this investment opportunity.



Property Financial Summary

Asking price	\$54,900	Type	Proforma
Estimated rehab	\$35,000	After repair value	\$119,900
Total investment	\$89,900	Potential profit	\$30,000
Gross income (annually)	\$27,600	Gross income (monthly)	\$2,300
Operating expenses (annually)	\$6,205	Operating expenses (monthly)	\$517
Net income (annually)	\$21,395	Net income (monthly)	\$1,783
Gross return	30.70%	Net return	23.80%

