



103 North Division Street, Pontiac, IL

Property Information

Asking Price	\$439,900	County	Livingston County
Property Type:	Multi family	Subdivision	Fells 1st Add
Total units	16	Construction	Brick/Frame
Total bedrooms	22	Roof	Asphalt Shingle
Total bathrooms	16	Water source	City water
Building size	9136	Water disposal	Sewer
Lot size	0.50 acres	Heating	Gas
Year built	1900	Cooling	Window A/C

Property Description

CASH COW!!! 2 quads and a 8 unit, total of 16 units. ONLY \$27.5K PER UNIT!!! An hour and a half from Chicago O'Hare Airport! Clean neighborhood, block away from the river and park. TONS OF POTENTIAL!!! Units rent for \$600 and \$700 each. Will generate a 17.68%+ NET RETURN!!! \$175K IN VALUE ADD!!! Beautiful community. Units comp for \$50k+ per door. Do not miss out, awesome opportunity.



Property Financial Summary

Asking price	\$439,900	Type	Proforma
Estimated rehab	\$35,000	After repair value	\$649,900
Total investment	\$474,900	Potential profit	\$175,000
Gross income (annually)	\$122,400	Gross income (monthly)	\$10,200
Operating expenses (annually)	\$38,436	Operating expenses (monthly)	\$3,203
Net income (annually)	\$83,964	Net income (monthly)	\$6,997
Gross return	25.77%	Net return	17.68%

