



Net return: 20.8%

Cash Cow Triplex 1217 Market Street, Madison, IL

Property Information

Asking Price	\$119,900	County	Madison County
Property Type:	Multi family	Subdivision	West Madison Add
Total units	3	Construction	Frame
Total bedrooms	4	Roof	Asphalt Shingle
Total bathrooms	3	Water source	City water
Building size	1890	Water disposal	Sewer
Lot size	0.16 acres	Heating	Central, Baseboards
Year built	1930	Cooling	Central, Window A/C

Property Description

INSANE OPPORTUNITY!!! 3 units. 2 x 2bed/1bath units and 1 x studio apartment. Front units are freshly rehabbed and rent ready. Back studio needs TLC. New central HVAC systems installed last year. PROPERTY WILL GENERATE A 22%+ NET RETURN ON INVESTMENT!! \$30k IN INSTANT EQUITY!!! Front units rent easily for \$1000 each, and back unit rents easily for \$700. Property management and financing is available!!



Property Financial Summary

Asking price **\$119,900**
 Estimated rehab **\$10,000**
 Total investment **\$129,900**

Type **Proforma**
 After repair value **\$179,900**
 Potential profit **\$50,000**

Gross income (annually) **\$32,400**
 Operating expenses (annually) **\$5,348**
 Net income (annually) **\$27,052**
 Gross return **24.94%**

Gross income (monthly) **\$2,700**
 Operating expenses (monthly) **\$446**
 Net income (monthly) **\$2,254**
 Net return **20.83%**

