

AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.
Suite A
Bloomington, Illinois

www.axis360.co



FOR SALE - 4-Unit Multi-Family

ADDRESS

1007 Charlotte
Normal, Illinois

UNIT MIX

(4) 2-bed, 1-bath units

PRICE

\$325,000

NOI

\$21,065 (Est)

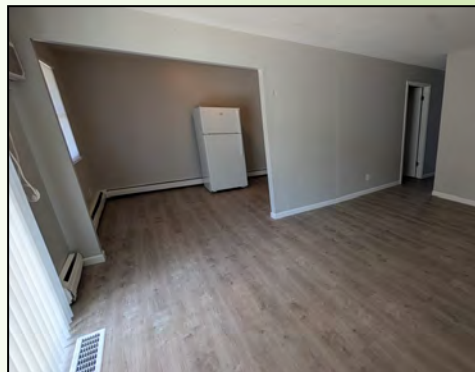
TAXES

\$6,834

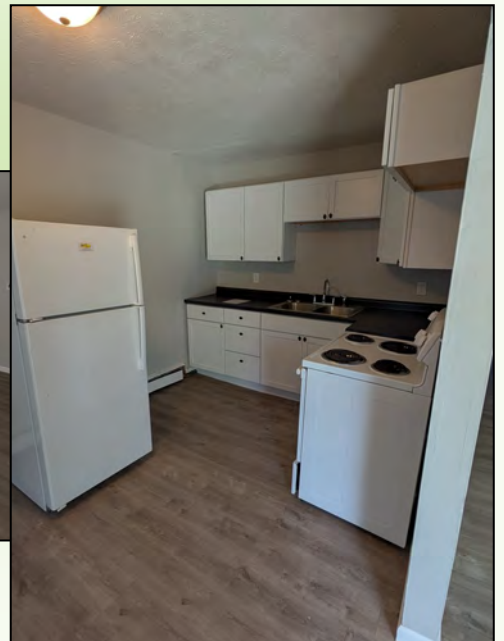
1007 Charlotte Drive, Normal, Illinois

An ideal starter investment offering convenient access to Illinois State University, Heartland Community College, and Rivian Automotive. The units have been renovated, and the property is operating smoothly, providing investors with an attractive, turnkey opportunity.

- Electric paid by Tenants
- Wall sleeve AC units
- Basement coin-op laundry



*** Seller is a licensed real estate broker in the State of Illinois ***



Laura Pritts
Designated Managing Broker
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(309) 824-0507

Visit our Website:
www.axis360.co





Income & Expense Proforma

Annual Rental Income

UNIT	Move-In Date	Expiration Date	Rent
1	Vacant	Vacant	\$925
2	2/14/2025	2/28/2027	\$910
3	5/1/2023	7/31/2027	\$925
4	5/13/2025	5/31/2027	\$925
Laundry Income, montly average			<u>\$30</u>
Total Monthly Income			\$3,715
GROSS OPERATING INCOME			\$44,580

Less: Operating Expenses (Actual 2025 unless otherwise indicated)

Management (6%)	\$2,675
Property Tax (2025 paid in 2026)	\$6,834
Insurance	\$3,583
Maintenance & Repair (Est)	\$2,500
Cleaning (Est)	\$1,200
Lawn Care/Snow Removal	\$1,665
Legal (Actual)	\$49
License/Permit/Inspections	\$87
Electric (Paid by Tenant) (Est)	\$250
Gas	\$1,745
Water	\$1,355
Trash Disposal	<u>\$1,572</u>
TOTAL OPERATING EXPENSES	\$23,515

NET OPERATING INCOME

\$21,065





Location Map

