



Net return: 19.2%

Cheap Rentals 716 Robinson Street, Danville, IL

Property Information

Asking Price	\$129,900	County	Vermilion County
Property Type:	Multi family	Subdivision	JOHN C SHORTS
Total units	5	Construction	Brick/Frame
Total bedrooms	9	Roof	Asphalt Shingle
Total bathrooms	5	Water source	City water
Building size	4300	Water disposal	Sewer
Lot size	0.35 acres	Heating	Baseboards
Year built	1940	Cooling	Window A/C

Property Description

Great Mini Package!! Duplex and house on one parcel, and duplex on another. Total of 5 units. 4 x 2bed/1bath units and 1 x 1bed/1bath unit. Tons of potential. PROPERTY WILL GENERATE A 19%+ NET RETURN ON INVESTMENT!! OVER 60K IN VALUE ADD!!! Units are rent ready. One of 2bed units just rented for \$750/month. Steal this property for cheap before all units are occupied. Property management and financing is available.



Property Financial Summary

Asking price **\$129,900**
 Estimated rehab **\$10,000**
 Total investment **\$139,900**

Type **Proforma**
 After repair value **\$199,900**
 Potential profit **\$60,000**

Gross income (annually) **\$40,200**
 Operating expenses (annually) **\$13,392**
 Net income (annually) **\$26,808**
 Gross return **28.73%**

Gross income (monthly) **\$3,350**
 Operating expenses (monthly) **\$1,116**
 Net income (monthly) **\$2,234**
 Net return **19.16%**

