



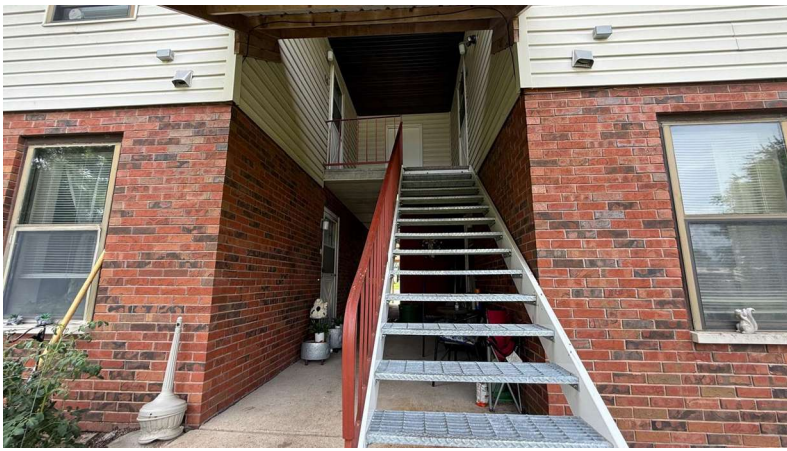
Carrollton Apartments 818 South 6th Street, Carrollton, IL

Property Information

Asking Price	\$759,900	County	Greene County
Property Type:	Multi family	Subdivision	Carrollton
Total units	16	Construction	Brick
Total bedrooms	24	Roof	Asphalt Shingle
Total bathrooms	16	Water source	City water
Building size	14000	Water disposal	Sewer
Lot size	0.90 acres	Heating	Central
Year built	1988	Cooling	Central air

Property Description

GREAT INVESTMENT OPPORTUNITY!!! 16 units. 8 x 1bed/1bath and 8 x 2bed/1bath. 2beds rent for \$800 and 1beds rent for \$650!!!! These properties are perfect!!! New electric, new central heat and air units, newer roof, new metal staircases and list goes on. All work is done to the top standard. Excellent condition inside and out. Absolutely no deferred maintenance. Highest quality of construction. All concrete, including walls between units and stories. Long term and high quality tenants. Nicest property on the market today. Will generate a 13.57%+ NET RETURN ON INVESTMENT with NO SURPRISES!!! Room to increase rents for a higher return, units are under rented!!! Do not miss out on this opportunity.



Property Financial Summary

Asking price	\$759,900	Type	Proforma
Gross income (annually)	\$143,200	Gross income (monthly)	\$11,933
Operating expenses (annually)	\$40,073	Operating expenses (monthly)	\$3,339
Net income (annually)	\$103,127	Net income (monthly)	\$8,594
Gross return	18.84%	Net return	13.57%

