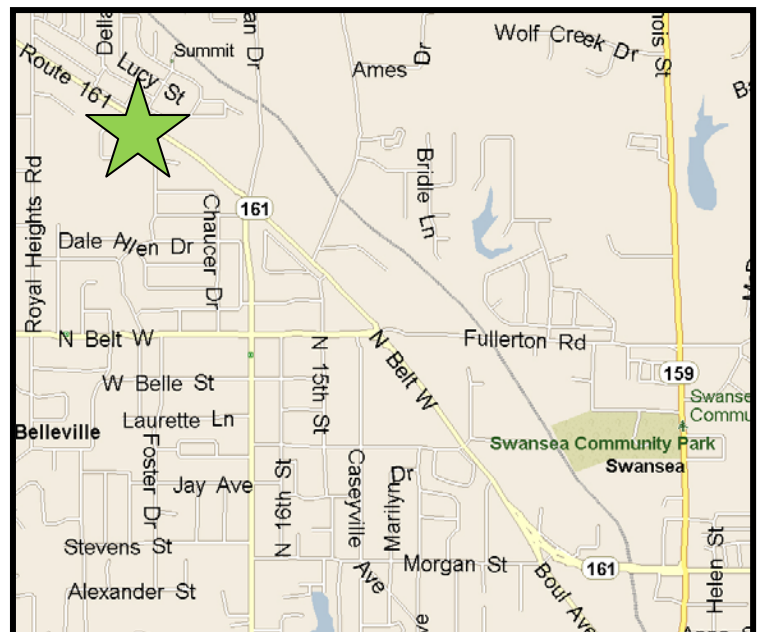


# For Sale Investment Opportunity



## 1 West Pheasantwood Drive Belleville, Illinois 62226

- ◆ Excellent 8 Unit Apartment Fully Leased
- ◆ 1 Bedroom/1 Bathroom Units
- ◆ Stack Washer / Dryers in each unit
- ◆ \$42,000 Est. Gross Income; 6.3 GRM
- ◆ **Sale: \$264,900**



Paul Murphy  
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

# BARBERMurphy GROUP

COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

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## 1 West Pheasantwood Drive

Apartment 8 Units

1 West Pheasantwood Drive  
Belleville, IL 62226

### SALE INFORMATION

**For Sale:** Yes  
**Sale Price:** \$264,900  
**Sale Price/SF:** \$56.10  
**GRM:** 6.30  
**CAP Rate:**

### UNIT MIX/RENTS

Bed/Bath	SQFT	Rent
1 - 1	590	\$425
1 - 1	590	\$425
1 - 1	590	\$450
1 - 1	590	\$450
1 - 1	590	\$450
1 - 1	590	\$450
1 - 1	590	\$425
1 - 1	590	\$425



### PROPERTY INFORMATION

**File No:** 938-1  
**Parcel No:** 08-08.0-420-004  
**County:** Saint Clair  
**Lot Size:** 0.34 Acres  
**Year Built:** 1980  
**Exterior:** Brick / Frame  
**Parking:** 16  
**Property Tax:** \$6,395  
**Rehab Year:**  
**Floors:** 2  
**Zoning:** Multifamily  
**Zoning By:** City of Belleville  
**Tax Year:** 2012

Est. Gross Income: \$42,000

Unit Amenities: Stack W/D In Units

### Comments

Excellent 8 Unit Apartment building available for Sale. Property consists of 1 Bedroom / 1 Bathroom Units with stack Washer / Dryers in each unit. Full Brick, Fresh Paint. Owner Pays for Trash (\$102/Month)

### Listing Broker(s)

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