

## Multi-Family Investment Property

649 East Beaumont Ave, Greenville, Illinois 62246  
Bond County

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### Property Description

#### Multi-Family Investment Property

Newly Constructed (2016) 23 Unit Apartment Complex - (12) 1 Bed/1 Bath Units & (11) 2 Bed/1 Bath Units.

Unit Amenities: All units have a refrigerator and stove. Several units have a dishwasher and microwave.

Property Amenities: On Site Laundry Facilities

Two Building Complex is Situated on 6.04 Acres allowing for expansion to include 9 Additional Buildings totaling an additional 58 Units per approved Development Plans.

Situated in an Established Neighborhood in close proximity to Greenville University and located in an Opportunity Zone.

**Sale Price: \$1,450,000**

**CAP Rate: 8%**

#### Basic Details

Listing No:	2249
Sale Or Lease:	For Sale
Property Type(s):	Investment, Multi-Family
Lot Size (Acres):	6.04 Acre(s)

#### Property Information

Parcel No:	05-30-11-123-000
Zoning:	Planned Development
Zoning By:	City of Greenville
Complex:	Greenville Commons

Sale Price:	\$1,450,000
CAP Rate:	8%
GRM:	8
NOI:	\$104,754

Property Tax:	\$33,596
Tax Year:	2018

## Structural Data

Year Built:	2016
Roof:	Pitched with Asphalt Shingles
Exterior:	Brick and Vinyl
Floors:	2
Total Units:	23

## Income and Expenses

Gross Rental Income:	\$161,160
Insurance:	\$3,000
CAM:	\$7,810
Property Management:	\$12,000