

## Fully Leased Multi-Family Investment Opportunity

Howard Dr, Belleville, Illinois 62223  
St. Clair County

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### Property Description

Excellent Investment Opportunity! Sale includes 4 Duplex's (102/104, 111/113, 112/116 & 131/133 Howard Drive). Fully Leased, 2 Bedroom/1 Bath Units. Tenant pays all utilities, trash and lawn care.

\*Seller has 2 additional Multi-Family Properties Available for Sale

**Sale Price: \$360,000**

**11.93% CAP Rate**

### Basic Details

Listing No:	2092
Sale Or Lease:	For Sale
Property Type(s):	Investment, Multi-Family
Sale Price:	\$360,000
CAP Rate:	11.93%
GRM:	6.10
NOI:	\$42,981

### Facility Information

Heating:	Yes
Cooling:	Yes

## Property Information

Parcel No:	07-15.0-404-013;18, 07-15.0-405-024;026
Zoning:	SR3
Zoning By:	St. Clair County
Parking Surface Type:	Concrete/Asphalt and Rock
Property Tax:	\$10,185.48
Tax Year:	2017

## Income and Expenses

Gross Rental Income:	\$58,980
Insurance:	\$2,864.88
Property Management:	\$2,949

## Structural Data

Year Built:	1968
Roof:	Shingle
Exterior:	Brick and Vinyl
Total Units:	8