

## Multi-Family Investment

3 Potomac Dr, Fairview Heights, Illinois 62208  
St. Clair County

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### Basic Details

Listing No:	2836
Sale Or Lease:	For Sale
Property Type(s):	Investment, Multi-Family
Sale Price:	\$224,900
CAP Rate:	7.80%
GRM:	7.60
NOI:	\$17,656

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street Number:	3
Street:	Potomac
Street Suffix:	Dr

### Facility Information

Heating:	HVAC
Cooling:	Central

### Property Information

Parcel No:	03-29.0-206-071
Zoning:	Multi-Family
Parking:	8 Spaces
Parking Surface Type:	Asphalt
Property Tax:	\$5,374
Tax Year:	2022

### Structural Data

Year Built:	1982
Roof:	Shingle
Exterior:	Brick

### Income and Expenses

Gross Rental Income:	\$29,280
Insurance:	\$2,500
CAM:	\$3,000

Floors:

2

Utilities:

\$750