

## Newly Renovated Multi-Family Investment

9607 West Main St, Belleville, Illinois 62223  
St. Clair County

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### Basic Details

Listing No:	2966
Sale Or Lease:	For Sale
Property Type(s):	Investment, Multi-Family
Sale Price:	\$500,000
CAP Rate:	9.80%
NOI:	\$48,999

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62223
Street Number:	9607
Street:	West Main
Street Suffix:	St

### Property Information

Parcel No:	02350213010 & 02350213009
Zoning:	B-1 Multifamily
Parking:	8 Spots
Parking Surface Type:	Concrete
Property Tax:	\$6,847.32
Tax Year:	2023

### Structural Data

Year Built:	1960
Rehab Year:	2023
Roof:	Shingle
Exterior:	Brick
Floors:	2
Total Units:	8

### Land Measurements

### Income and Expenses

Acres:	0.27 Acre(s)
Frontage:	85 ft
Depth:	150 ft

Gross Rental Income:	\$74,280
Gross Other Income:	\$1,395
Insurance:	\$1,500
CAM:	\$3,361.72
Utilities:	\$9,527.34
Property Management:	\$5,439.60