

For Sale > Multi-Family Investment Property

27 N 44th St., Belleville, IL 62221



BARBERMURPHY

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Property Summary

Fully Occupied Multi-Family Investment Opportunity. (6) 1 Bed/1 Bath Units. Located near the intersection of North Belt West and West Main St.

SALE PRICE: \$240,000

RENT ROLL

Bldg / Unit #	Monthly Rent	Unit Type
A	\$450.00	1 Bed / 1 Bath
B	\$500.00	1 Bed / 1 Bath
C	\$385.00	1 Bed / 1 Bath
D	\$425.00	1 Bed / 1 Bath
E	\$600.00	1 Bed / 1 Bath
F	\$500.00	1 Bed / 1 Bath
Total:	\$2,860.00	

Estimated Annual Gross Income: \$34,320.00

EXPENSES

Item	Annual Expense
Real Estate Taxes	\$5,045.00
Insurance	\$2,847.00
Management	\$1,716.00
Repairs & Maintenance	\$2,000.00
Landscaping	\$458.00

Listing No: 2403

Multifamily Total Units: 6

27 N 44th St
Belleville, IL 62226

SALE INFORMATION:

For Sale: Yes
 Sale Price: \$240,000
 Sale Price/SF:
 CAP Rate: 9.30%
 GRM:
 NOI: \$22,253

PROPERTY INFORMATION:

Parcel No: 08180211026
 County: St. Clair
 Zoning: R2
 Zoning By: City of Belleville
 Complex:
 Acres: 0.15
 Property Tax: \$5,045.70
 Tax Year: 2019



STRUCTURAL DATA:

Year Built: 1974
 Rehab Year:
 Floors: 2
 Roof: Asphalt Shingles
 Exterior: Brick

FACILITY INFORMATION

Elevator: No
 Heating: HVAC
 Cooling: HVAC
 Parking: 10
 Surface Type: Concrete

Property Amenities

Unit Amenities

Comments

6 Unit Apt building. 1 Bed/1 Bath Units. Currently managed by Christone.

INCOME

Gross Rental Income \$34,320.00
 Gross Other Income
Total Income \$34,320.00

EXPENSES:

Property Taxes \$5,045.70
 Insurance \$2,847.00
 CAM \$2,458.00
 Utilities
 Property Management \$1,716.00
Total Expenses \$12,066.70

Listing Broker(s)

Carter Marteeny
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NOI \$22,253.30