Fully Occupied Multi-Family Investment Property

8 Jardin Court Collinsville, IL 62234

SALE PRICE: \$390,000 NOI: \$33,631 CAP RATE: 8.7%



BARBERMURPHY COMMERCIAL REAL ESTATE SOLUTIONS

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

PROPERTY SUMMARY

(IIInois State Roll

Collinsville

Crossing

15

Fully Occupied 6 Unit Apartment Offering
Great Proximity to the Main Retail Corridor and Access to Major Roadways
(6) 640 SF 1/Bed 1/Bath Units
Individually Metered – Tenants pay their own utilities

STOPAE



PROPERTY PHOTOS





RENT ROLL

Monthly Rent	Unit Type		
\$650.00	1 Bed / 1 Bath		
\$700.00	1 Bed / 1 Bath		
\$550.00	1 Bed / 1 Bath		
\$550.00	1 Bed / 1 Bath		
\$700.00	1 Bed / 1 Bath		
\$600.00	1 Bed / 1 Bath		
	\$650.00 \$700.00 \$550.00 \$550.00 \$700.00		

DEMOGRAPHICS

1 MILE	3 MILES	5 MILES	
POPULATION	POPULATION	POPULATION	
2,829	29,230	54,262	
HH INCOME	HH INCOME	HH INCOME	
\$49,945	\$54,202	\$59,344	

Total: \$3,750.00

Estimated Annual Gross Income: \$45,000.00

EXPENSES

Item	Annual Expense		
Real Estate Taxes	\$5,242.40		
Insurance	\$1,500.00		
Repairs	\$3,000.00		
Landscaping	\$500.00		
Vacancy Factor	\$1,127.00		

Total Expenses:

\$11,369.40



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Listing No: 2427

Multifamily

Total Units:

8 Jardin Ct Collinsville, IL 62234

SALE INFORMATION:		PROPERTY INFORMATION:		
For Sale:	Yes	Parcel No:	13-2-21-29-03-302-040	
Sale Price:	\$390,000	County:	Madison	
Sale Price/SF:		Zoning:	R2	
CAP Rate:	8.70%	Zoning By:	Collinsville	
GRM:		Complex:		
NOI:	\$33,631	Acres:	0.33	
		Property Tax:	\$5,242.40	
		Tax Year:	2020	



STRUCTURAL	. DATA:	FACILITY IN	FORMATION		INCOME	
Year Built:	1982	Elevator:	No		Gross Rental Income	\$45,000.00
Rehab Year:	2020	Heating:	HVAC		Gross Other Income	
Floors:	3	Cooling	HVAC		Total Income	\$45,000.00
Roof:	Shingle, Pitched	Parking:	12 Car Lot (2 per unit)			
Exterior:	Brick	Surface Type:	Paved		EXPENSES:	
					Property Taxes	\$5,242.40
Property Amenitie	es		Comments		Insurance	\$1,500.00
12 Car Parking Lot	t (2 spaces per unit)		Three story building. 3 of 6 units have been fully remodeled in last two years. 3 left		CAM	\$4,627.00
		for possible improvement to achieve newly proved rents. Washer dryer hookups in each unit, no systems currently in place. Large parking lot.		Utilities		
				Property Management		
Washel/Dryer 100					Total Expenses	\$11,369.40
			Listing Broker(s)		NOI	\$33,630.60
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