

# Fully Occupied Multi-Family Investment Property

8 Jardin Court  
Collinsville, IL 62234

**SALE PRICE: \$390,000**

**NOI: \$33,631**

**CAP RATE: 8.7%**



**BARBERMURPHY**

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## PROPERTY SUMMARY

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



## RENT ROLL

Unit #	Monthly Rent	Unit Type
1	\$650.00	1 Bed / 1 Bath
2	\$700.00	1 Bed / 1 Bath
3	\$550.00	1 Bed / 1 Bath
4	\$550.00	1 Bed / 1 Bath
5	\$700.00	1 Bed / 1 Bath
6	\$600.00	1 Bed / 1 Bath

**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
<b>Total Expenses:</b>	<b>\$11,369.40</b>

## DEMOGRAPHICS

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



Listing No: 2427

**Multifamily**

Total Units: 6

8 Jardin Ct  
Collinsville, IL 62234

**SALE INFORMATION:**

For Sale: Yes  
Sale Price: \$390,000  
Sale Price/SF:  
CAP Rate: 8.70%  
GRM:  
NOI: \$33,631

**PROPERTY INFORMATION:**

Parcel No: 13-2-21-29-03-302-040  
County: Madison  
Zoning: R2  
Zoning By: Collinsville  
Complex:  
Acres: 0.33  
Property Tax: \$5,242.40  
Tax Year: 2020



**STRUCTURAL DATA:**

Year Built: 1982  
Rehab Year: 2020  
Floors: 3  
Roof: Shingle, Pitched  
Exterior: Brick

**FACILITY INFORMATION**

Elevator: No  
Heating: HVAC  
Cooling: HVAC  
Parking: 12 Car Lot (2 per unit)  
Surface Type: Paved

**INCOME**

Gross Rental Income \$45,000.00  
Gross Other Income  
Total Income \$45,000.00

**EXPENSES:**

Property Taxes \$5,242.40  
Insurance \$1,500.00  
CAM \$4,627.00  
Utilities  
Property Management  
Total Expenses \$11,369.40  
NOI \$33,630.60

**Property Amenities**

12 Car Parking Lot (2 spaces per unit)

**Unit Amenities**

Washer/Dryer Hook up

**Comments**

Three story building. 3 of 6 units have been fully remodeled in last two years. 3 left for possible improvement to achieve newly proved rents. Washer dryer hookups in each unit, no systems currently in place. Large parking lot.

**Listing Broker(s)**

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