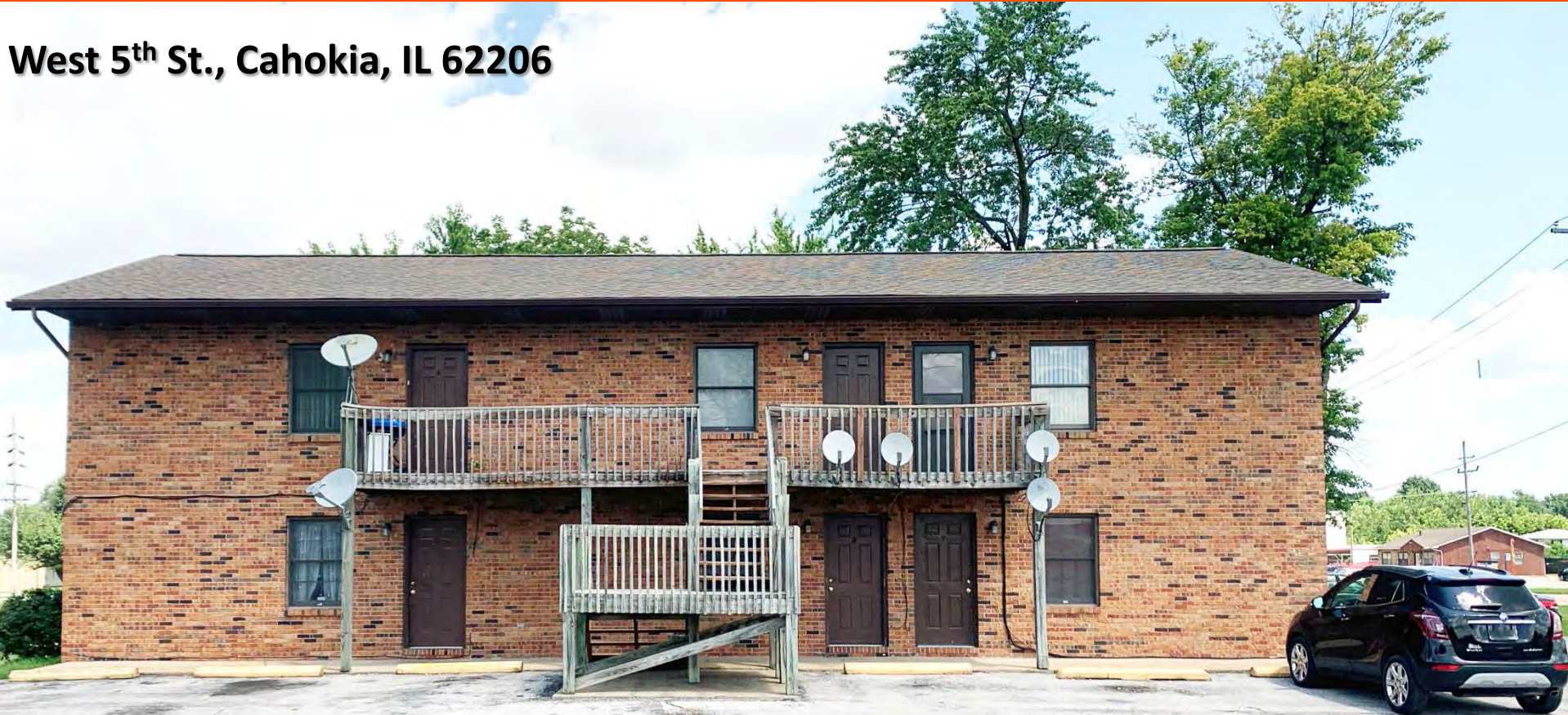


Multi-Family Investment Property

101 West 5th St., Cahokia, IL 62206



6 UNIT COMPLEX
SALE PRICE: \$180,000
NOI: \$21,864 CAP RATE: 12%

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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Carter Marteeny
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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

Fully Occupied – 2 Bed / 1 Bath Units
All utilities passed through to tenants
Attractive Capitalization Rate - Strong Cash Flow

RENT ROLL

DEMOGRAPHICS

Unit #	Monthly Rent	Unit Type
1	\$575.00	2 Bed / 1 Bath
2	\$500.00	2 Bed / 1 Bath
3	\$500.00	2 Bed / 1 Bath
4	\$475.00	2 Bed / 1 Bath
5	\$600.00	2 Bed / 1 Bath
6	\$500.00	2 Bed / 1 Bath

1 MILE	3 MILES	5 MILES
POPULATION	POPULATION	POPULATION
5,565	41,766	170,014
HH INCOME	HH INCOME	HH INCOME
\$36,551	\$36,510	\$45,738

Total: \$3,150.00

Estimated Annual Gross Income: \$37,800.00

EXPENSES

Item	Annual Expense
Real Estate Taxes	\$6,300.00
Insurance	\$1,800.00
Repairs	\$1,500.00
Landscaping	\$1,800.00
Vacancy Factor	\$1,890.00
Management	\$2,646.00
Total Expenses:	\$15,936.00



Listing No: 2446

Multifamily

Total Units: 6

101 West 5th St
Cahokia, IL 62206

SALE INFORMATION:

For Sale: Yes
 Sale Price: \$180,000
 Sale Price/SF:
 CAP Rate: 12.00%
 GRM:
 NOI: \$21,864

PROPERTY INFORMATION:

Parcel No: 06030224008
 County: St. Clair
 Zoning: R2
 Zoning By: City of Cahokia
 Complex:
 Acres: 0.19
 Property Tax: \$6,300.00
 Tax Year: 2020



STRUCTURAL DATA:

Year Built:
 Rehab Year:
 Floors: 2
 Roof: Shingle, Pitched
 Exterior: Brick

FACILITY INFORMATION

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

Property Amenities

Unit Amenities

Comments

6 Units fully occupied
 12 cap - Great cash flowing property

INCOME

Gross Rental Income \$37,800.00
 Gross Other Income
Total Income \$37,800.00

EXPENSES:

Property Taxes \$6,300.00
 Insurance \$1,800.00
 CAM \$3,300.00
 Vancancy Factor \$1,890.00
 Property Management \$2,646.00
Total Expenses \$15,936.00

Listing Broker(s)

Carter Marteeny
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NOI

\$21,864.00