

FOR SALE

975 E Edwardsville Rd.
Wood River, IL 62095



INVESTMENT PROPERTY

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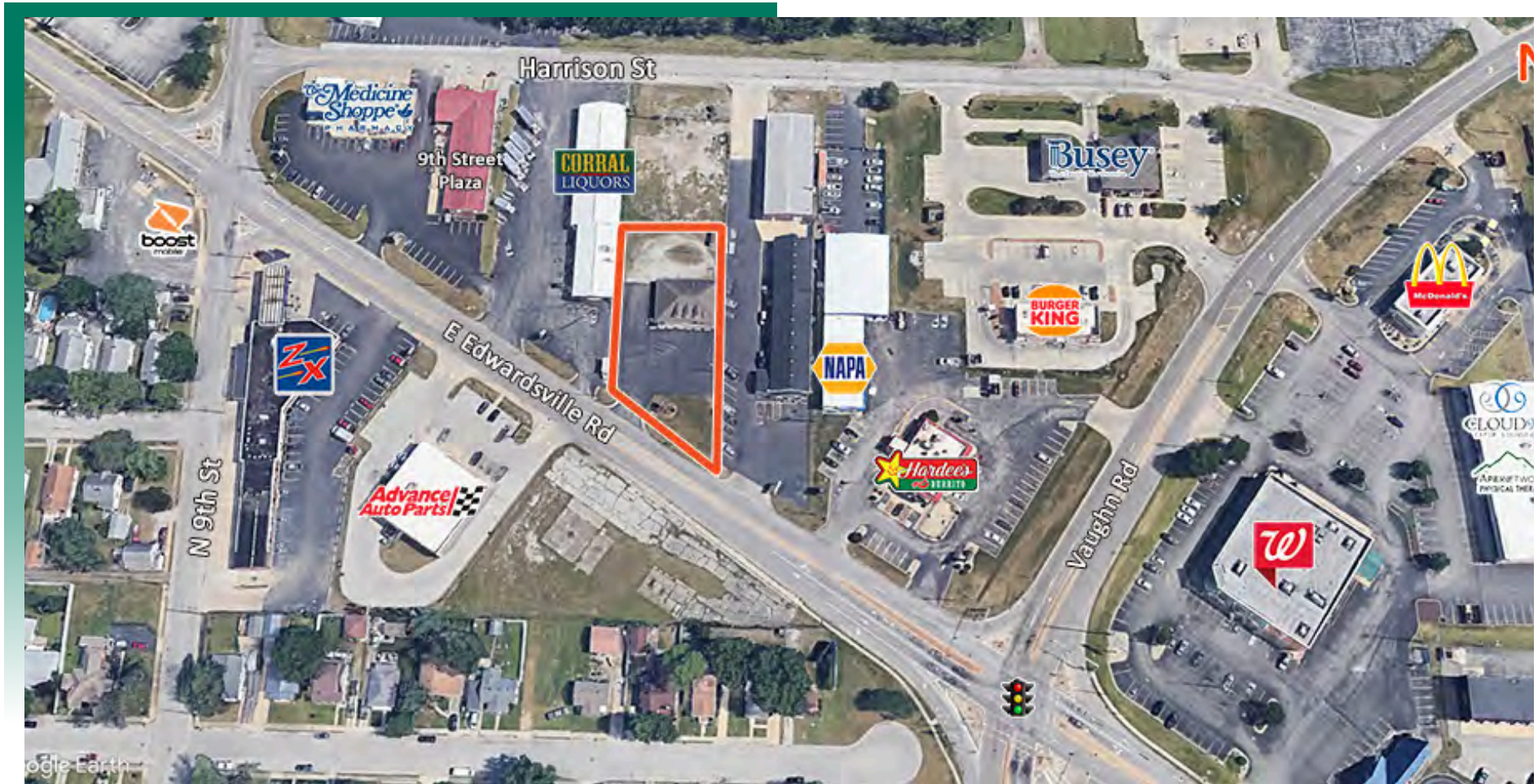
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Tony Smallmon
Broker Associate
Office: (618) 277-4400 (Ext. 18)
Cell: (618) 407-4240
tonys@barbermurphy.com



AREA MAP

975 E Edwardsville Rd., Wood River, IL 62095

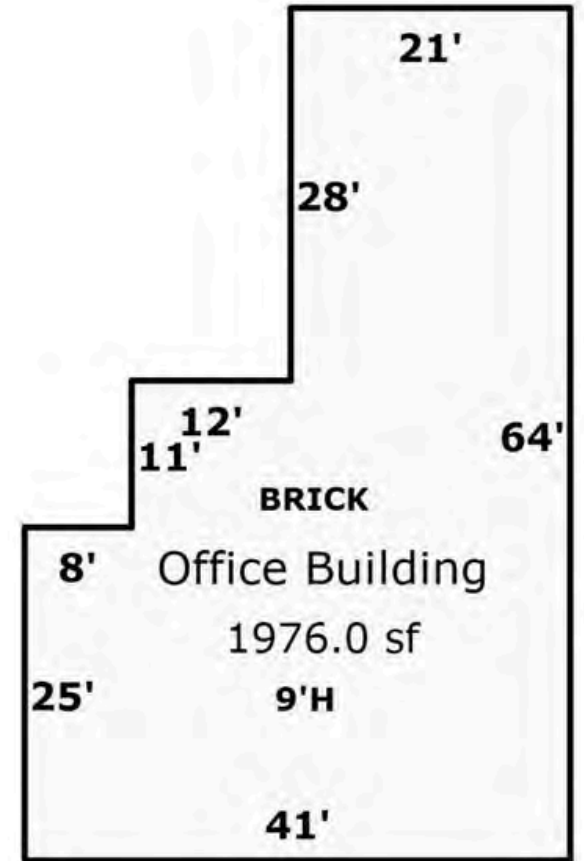


LOCATION OVERVIEW

Located near a major intersection and travel route and is conveniently located within minutes of I-255 and IL Route 143 and all Metro East Amenities.

FLOOR PLAN & INTERIOR IMAGES

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*Not to scale

INVESTMENT SUMMARY

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Annual Investment Summary

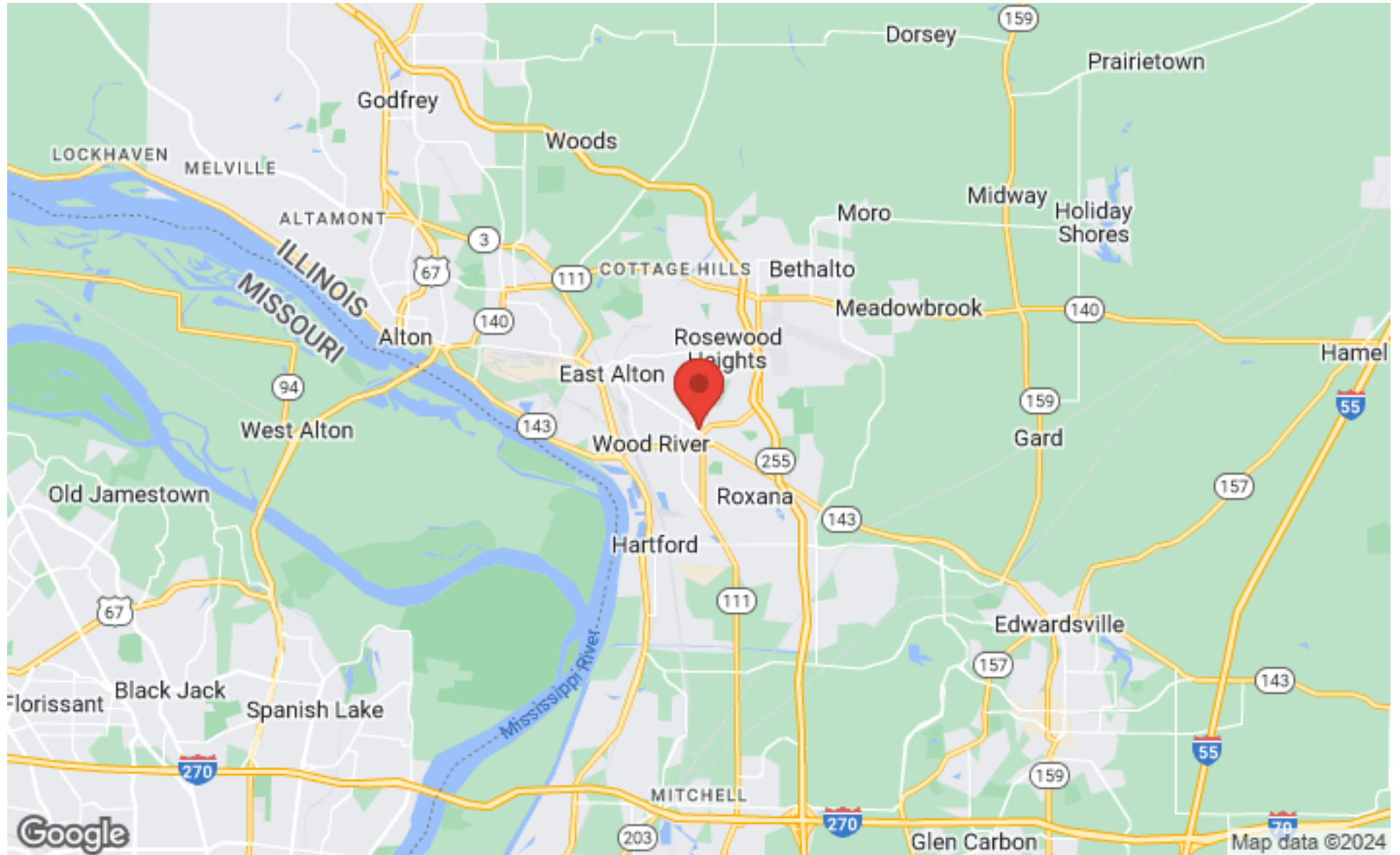
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Property Information			Financing	
Property Type	Commercial		First Loan: 147,920 8% 15 Year 0 Point	
Sale Price	184,900		Second Loan: None	
Number of Units	1		Third Loan: None	
Price per Unit	184,900		Debt Service:	
Basis/Appreciation:			Loan Amount	147,920
Depreciable basis @ 0%			Monthly payment (PI)	1,413.58
Appreciation @ 0%			Annual Payment (PI)	16,963
Income			Initial Investment	
Gross Scheduled Income	23,712		Down Payment (20.00%)	36,980
- Vacancy @ 0.00%			+ Loan Points (0.00%)	
+ Laundry			+ Closing Costs (0.00%)	
+ Parking			INITIAL INVESTMENT	36,980
+ Vending			Depreciation	
+ Storage			Depreciation (building)	
+ Parking			+ Depreciation (additions)	
GROSS OPERATING INCOME	23,712		DEPRECIATION	
Operating Expenses			Tax Benefit (Loss)	
Property tax	12.97%	3,076	Taxable Revenues	23,712
+ Insurance	8.33%	1,976	- Deducted Expenses	9,852
+ Management			- Mortgage Interest	11,641
+ Repairs/Maint	20.24%	4,800	- Depreciation	
+ HVAC			- Amortized Loan Points	
+ CAM			TAXABLE INCOME	2,219
+ Elevator			TAX BENEFIT (LOSS) @ 0%	
+ Trust Fees			Cash Flow After Tax	
+ Telephone			Cash Flow Before Tax	
+ Security System			- Tax Benefit (Loss)	
TOTAL EXPENSES	41.55%	9,852	CASH FLOW AFTER TAX (CFAT)	
Cash Flow Before Tax			Return on Equity	
Gross Operating Income	23,712		Appreciation	
- Operating Expenses	9,852		+ Cash Flow Before Tax	(3,103)
NET OPERATING INCOME	13,860		+ Principal Reduction	5,322
- Replacement Reserve			+ Tax Benefit (Loss)	
- Upgrades			TOTAL PROFIT THIS YEAR	2,219
- Debt Service	16,963		+ Initial Investment	36,980
CASH FLOW BEFORE TAX (CFBT)	(3,103)		RETURN ON EQUITY (ROE)	6.00%
INVESTMENT HIGHLIGHTS				
Gross Rent Multiplier	7.80	Capitalization Rate	7.50%	
Cash on Cash Return	-8.39%	Return on Equity	6.00%	

Note Results are for the first-year of ownership, January 1 through December 31.

REGIONAL MAP

975 E EDWARDSVILLE RD



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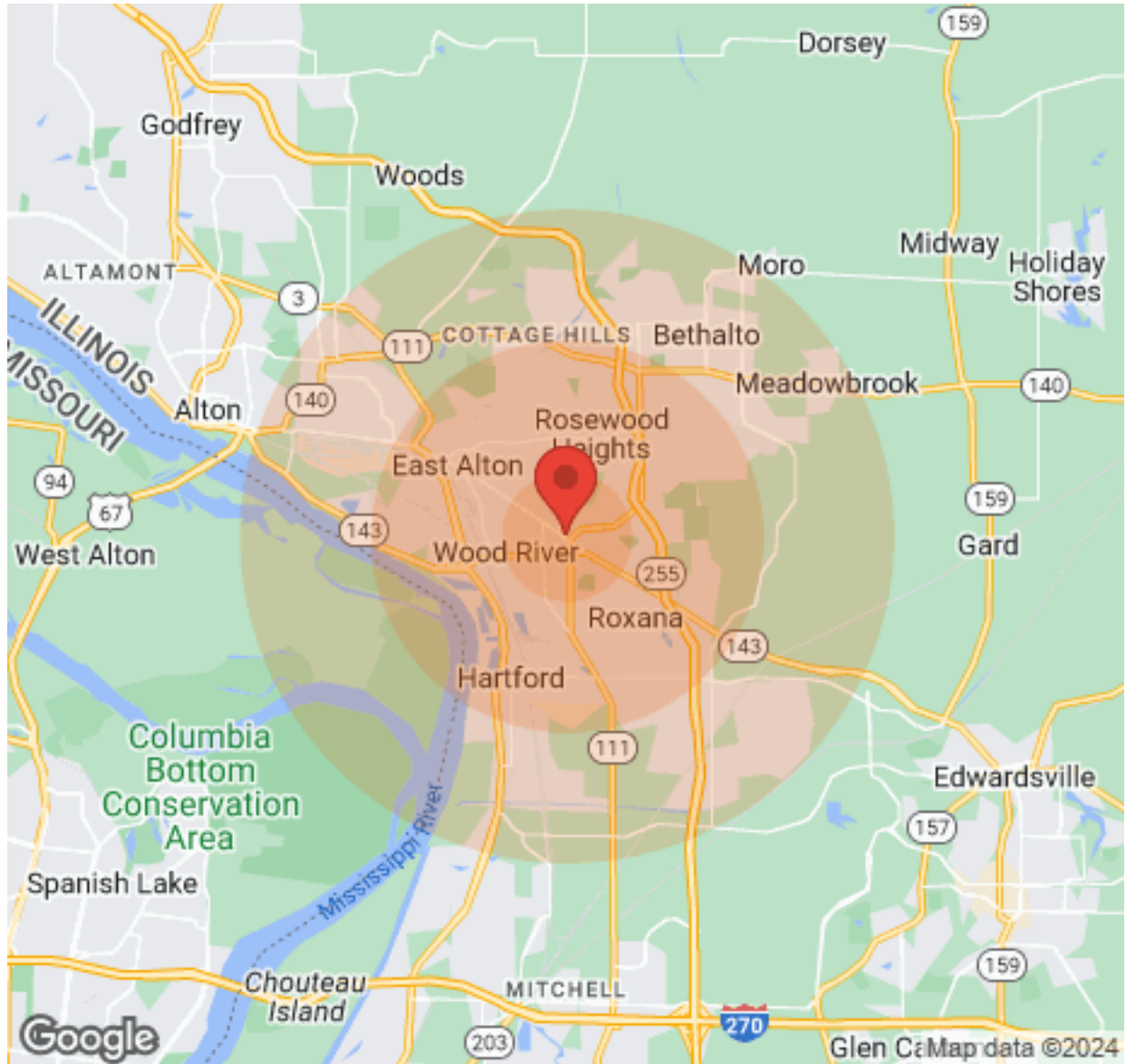
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DEMOGRAPHICS

975 E EDWARDSVILLE RD



Population	1 Mile	3 Miles	5 Miles
Male	3,959	12,134	26,530
Female	4,269	13,240	28,169
Total Population	8,228	25,374	54,699

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,435	4,485	9,880
Ages 15-24	1,053	3,225	7,065
Ages 25-54	3,264	10,070	21,863
Ages 55-64	1,017	3,126	6,831
Ages 65+	1,459	4,468	9,060

Income	1 Mile	3 Miles	5 Miles
Median	\$50,158	\$43,412	\$43,203
< \$15,000	206	1,605	3,292
\$15,000-\$24,999	218	1,425	3,271
\$25,000-\$34,999	446	1,086	2,602
\$35,000-\$49,999	689	1,789	3,862
\$50,000-\$74,999	932	2,342	4,587
\$75,000-\$99,999	560	1,173	2,697
\$100,000-\$149,999	295	950	1,818
\$150,000-\$199,999	49	168	360
> \$200,000	4	84	257

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,703	11,708	25,180
Occupied	3,366	10,669	22,897
Owner Occupied	2,554	7,259	15,470
Renter Occupied	812	3,410	7,427
Vacant	337	1,039	2,283

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OFFICE/RETAIL PROPERTY SUMMARY

975 E EDWARDSVILLE RD

LISTING # 2701

LOCATION DETAILS:

Parcel #: 19-1-08-22-20-401-012
County: IL - Madison
Zoning: B-3

PROPERTY OVERVIEW:

Building SF: 1,976
Office SF: 1976
Signage: Building, Monument
Lot Size: 0.66 Acres
Frontage: 100
Parking Spaces: 20
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1960
Building Class: C
Ceilings: 8'
Construction Type: Brick

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: Yes



SALE/LEASE INFORMATION:

Sale Price: \$184,900
Price / SF: \$93.57

FINANCIAL INFORMATION:

Taxes: \$3,076.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 8,500

PROPERTY DESCRIPTION:

Investment Office Building For Sale

Includes 6 offices, reception area, 2 bathrooms, storage area, kitchenette and enclosed 2 car garage. Property includes a Marquee Sign and Asphalt Customer Parking Lot.

7.5% CAP rate -existing Tenant has 3.5 years left on a lease with \$1,976 a month in

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