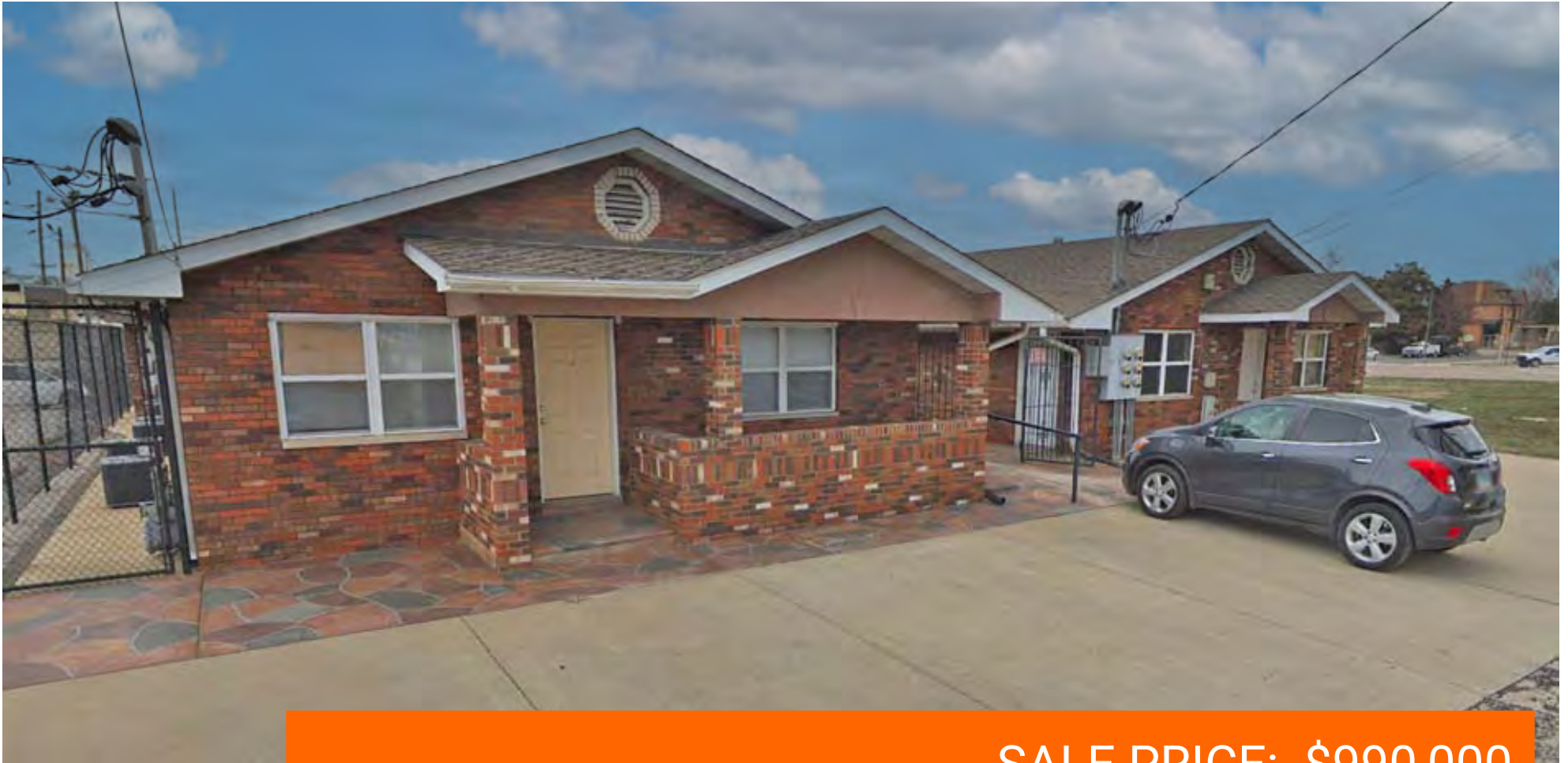


FOR SALE

MULTI-FAMILY INVESTMENT OPPORTUNITY

1832 CLEVELAND BLVD, GRANITE CITY, IL 62040

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS



SALE PRICE: \$990,000

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Boulevard
Shiloh, IL 62269
618-277-4400
barbermurphy.com

PRESENTED BY:

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

1832 CLEVELAND BLVD

Listing # 2707

Sale Information:

Price: \$990,000

Property Information:

APN: 22-2-19-24-08-204-005
County: Madison
Zoning: Multi-Family
Zoning By: Granite City
Lot Size: 0.22 Acres

Facility Information:

HVAC: Central
Parking: Common
Parking Surface: Concrete

Structural Data:

Buildings SF: 5,580 SF
Floors: 2
Roof: Shingles
Year Built: 1980
Exterior: Brick

Income:

Gross Rental Income: \$115,680
Property Taxes: \$4,805
Utilities: \$12,960
Total Expenses: \$22,651
NOI: \$93,029

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Property Description

13 Unit all brick apartment complex consisting of 2 buildings. There are 8-1 Bedroom units and 4 studio apartments. The basement is also leased out as an apartment. Fully leased out to Chestnut health systems, with the exception of the basement. Landlord pays property taxes insurance, utilities.

Location Overview

Granite City is located approximately 10 miles northeast of St. Louis, MO and is part of the Metro-East region. The city is home to several parks, restaurants, and businesses.



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PROPERTY PHOTOS

1832 CLEVELAND BLVD



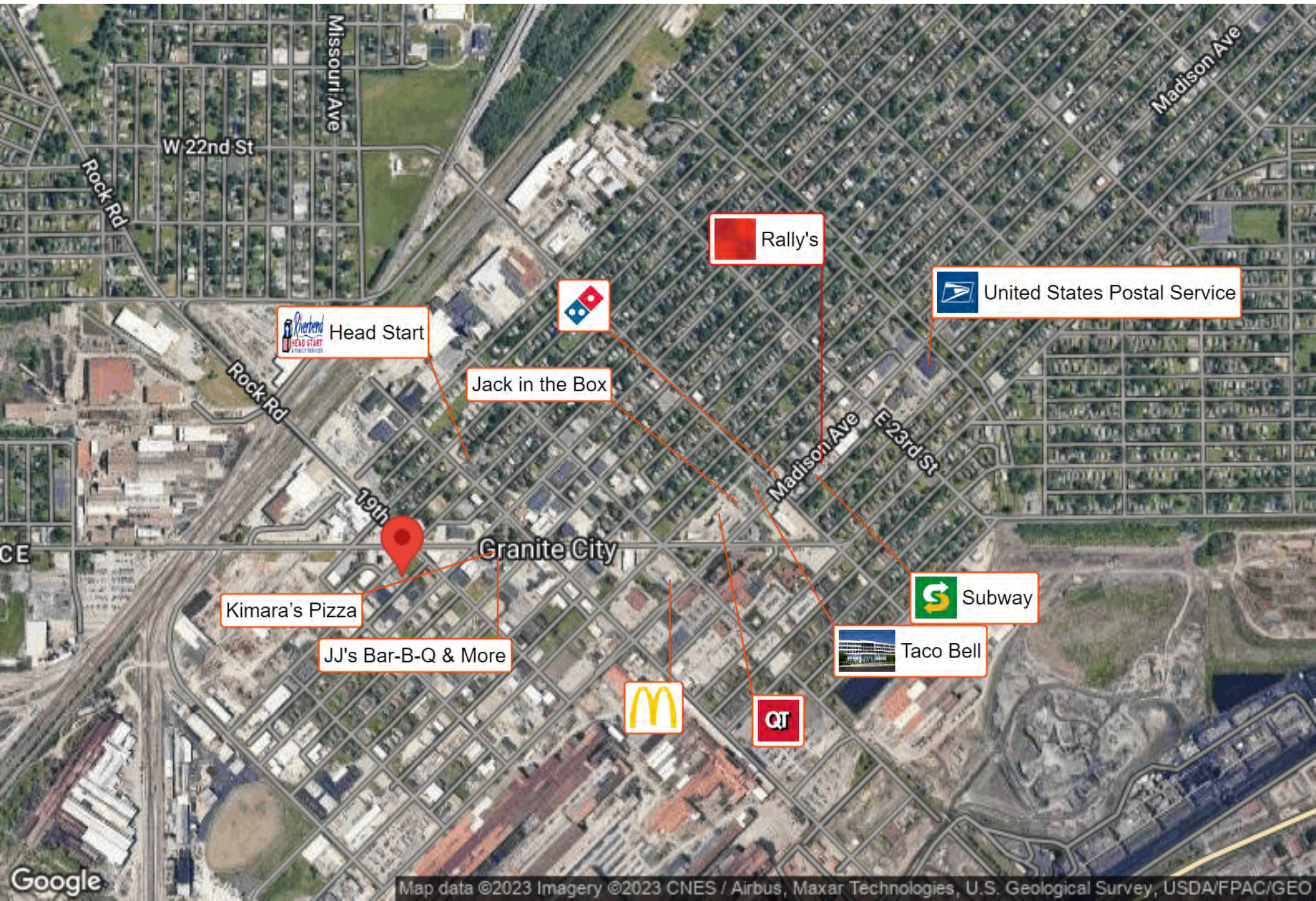
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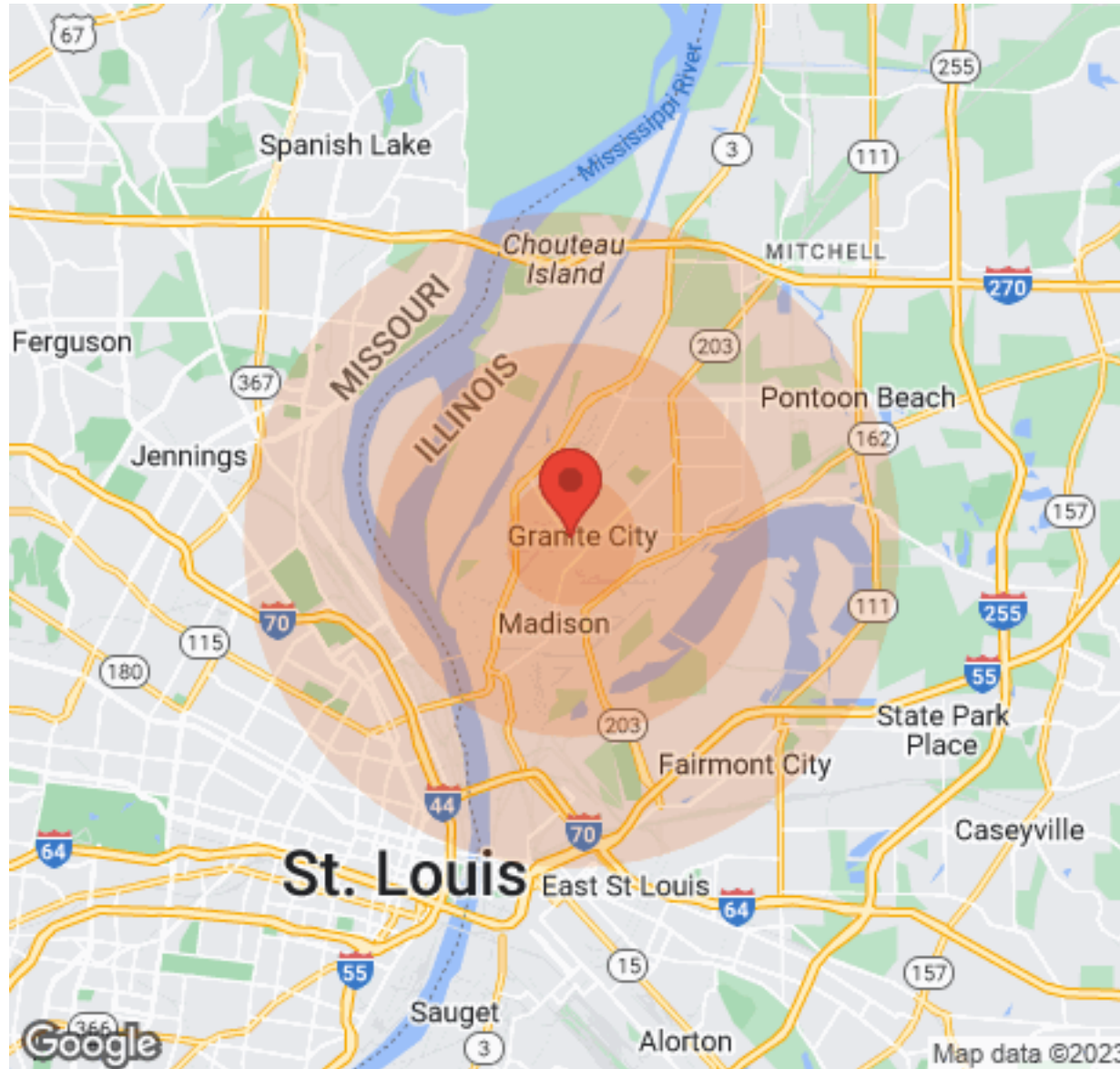
BUSINESS MAP

1832 CLEVELAND BLVD



DEMOGRAPHICS

1832 CLEVELAND BLVD



Population	1 Mile	3 Miles	5 Miles
Male	3,128	15,256	46,997
Female	3,147	15,955	51,343
Total Population	6,275	31,211	98,340

Race	1 Mile	3 Miles	5 Miles
White	5,592	24,289	39,654
Black	440	5,928	55,513
Am In/AK Nat	1	18	45
Hawaiian	N/A	1	1
Hispanic	311	1,313	4,803
Multi-Racial	484	1,948	6,226

Income	1 Mile	3 Miles	5 Miles
Median	\$30,152	\$34,002	\$29,477
< \$15,000	448	2,386	9,892
\$15,000-\$24,999	492	2,198	6,097
\$25,000-\$34,999	297	1,420	5,245
\$35,000-\$49,999	250	1,854	5,287
\$50,000-\$74,999	555	2,801	6,228
\$75,000-\$99,999	224	1,183	3,038
\$10,000-\$149,999	119	601	1,965
\$150,000-\$199,999	35	68	297
> \$200,000	11	64	153

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,050	14,958	47,485
Occupied	2,550	12,969	39,053
Owner Occupied	1,557	8,589	21,302
Renter Occupied	993	4,380	17,751
Vacant	500	1,989	8,432

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