

FOR SALE

3 Potomac Drive
Fairview Heights, IL 62208



MULTI-FAMILY INVESTMENT

BARBERMURPHY

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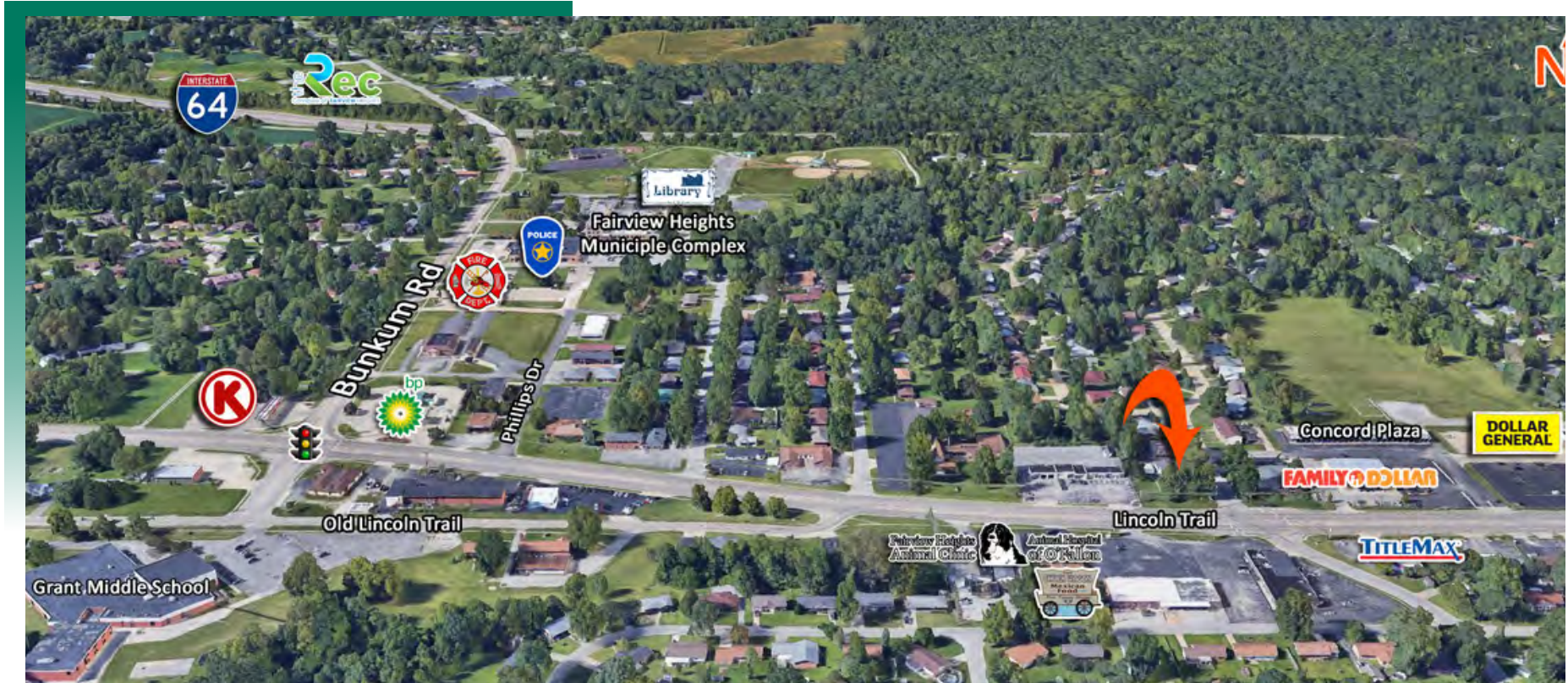
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

3 Potomac Dr., Fairview Heights, IL 62208



LOCATION OVERVIEW

Located at the corner of Lincoln Trail and Potomac Drive at a lighted intersection. Surrounded by retail, restaurants, gas stations and the Rec Plex.

RENT ROLL	UNIT	TYPE	RENT
	#1	2 BED / 1 BATH	\$550
	#1A	2 BED / 1 BATH	\$695
	#3	2 BED / 1 BATH	\$695
	#3A	2 BED / 1 BATH	\$500

INVESTMENT PROPERTY SUMMARY

#2836

3 Potomac Dr., Fairview Heights, IL 62208

SALE INFORMATION:

For Sale: Yes
Sale Price: \$224,900
Sale Price/SF:
Cap Rate: 7.8%
GRM: 7.6
NOI: \$17,656

INCOME:

Gross Rental Income: \$29,280
Gross Other Income: 0
TOTAL INCOME: \$29,280

EXPENSES:

Property Taxes: \$5,374
Insurance: \$2,500
CAM: \$3,000
Utilities: \$750.00
Property Management:
TOTAL EXPENSES: \$11,624

NOI:

\$17,656

UNITS:

Total Units: 4
Unit Mixes: 2 Bed/1 Bath

PROPERTY AMENITIES::

Carports and Storage Lockers

PROPERTY INFORMATION:

Parcel No: 03-29.0-206-071
County: St. Clair
Zoning: Multi-Family
Complex:

LAND MEASUREMENTS:

Acres: AC
Frontage: FT
Depth: FT

FACILITY INFORMATION:

Heating: HVAC
Cooling: Central
Elevator: No
Parking: 8 Spaces
Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1982
Rehab Year:
Roof: Shingle
Exterior: Brick
Floors: 2



COMMENTS:

4-Family Complex consisting of (4)
2Bed/1 Bath units



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