



FOR SALE

10608 Lincoln Trail
Fairview Heights, IL
62208

FULLY OCCUPIED 8 UNIT VALUE-ADD MULTIFAMILY INVESTMENT OPPURTUNITY

BARBERMURPHY
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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

10608 Lincoln Trail, Fairview Heights, IL 62208



LOCATION OVERVIEW

Located 1/2 mile from IL Route 159 and less than 1 mile from I-64 (exit 12). Situated near major retailers, restaurants, grocery stores, banks and medical facilities.

INVESTMENT PROPERTY SUMMARY

10608 LINCOLN TRAIL

LISTING # 1800

PROPERTY INFO:

Tenants/Units: 8
Parcel #: 03-28.0-302-049
County: IL - St. Clair
Zoning: M-1 - City of Fairview Heights

STRUCTURAL DATA:

Year Built: 1963
Yr Renovated: -
Floors: 2
Roof: Shingle
Construction Type: Brick

FACILITY INFO:

Parking Spaces: 12
Elevator: -
Heating: Central
Cooling: Central

LAND MEASUREMENTS:

Acres: 0.85 Acres
Frontage: -
Depth: -

Property Description

8 unit multifamily investment property. 4 Units are 2 bed / 1 bath. 4 units are 1 bed / 1 bath.



SALE INFORMATION:

Sale Price: \$550,000
Price / SF: \$71.61
Proforma CAP Rate: 11.48%
Proforma NOI: \$63,136

INCOME:

Proforma Gross Rental Income: \$100,800
Gross Other Income: -
Total Income: \$100,800

EXPENSES:

Taxes: \$12,318
Tax Year: -
Insurance: -
Utilities: -
CAM: -
Property Management: -
Total Expenses: \$37,663