

FULLY LEASED Four – 4 Plex Apartment Units

510 North 38th St., Belleville, IL 62226



Sale Price: \$750,000
8.41% CAP Rate / 7.62 GRM

*Seller has 2 additional Multi-Family Properties Available for Sale

- Four 4-Plex Apartment Complex for Sale
- Total of (16) 2 Bed/1 Bath Units
- New Roofs on all Buildings in 2012
- Located near multiple Restaurants/Banks/Service Stations

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Matt Barriger
C: 618.973.5507
MattB@barbermurphy.com





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Listing No: 2093

Multifamily

Total Units: 16

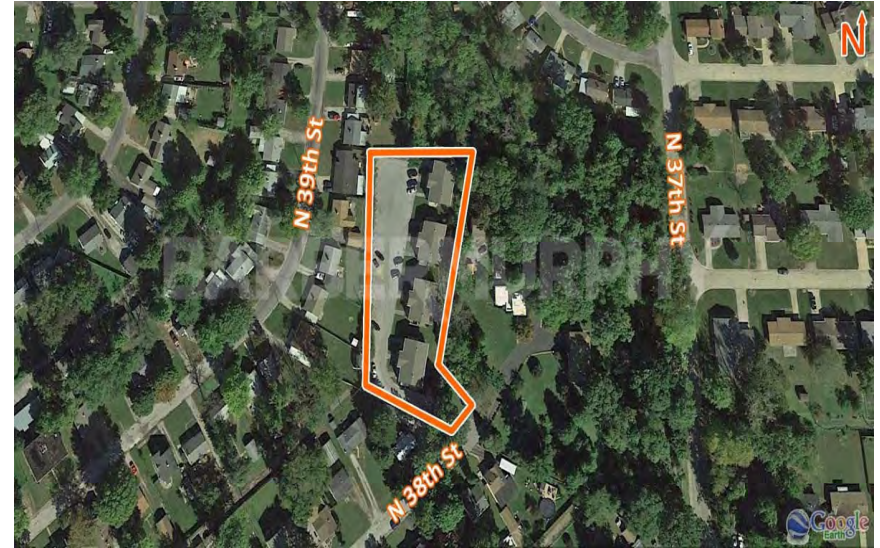
510 North 38th Street
Belleville, IL 62226

SALE INFORMATION:

For Sale: Yes
Sale Price: \$750,000
Sale Price/SF: \$53.02
CAP Rate: 8.41%
GRM: 7.62
NOI: \$63,103

PROPERTY INFORMATION:

Parcel No: 08-17.0-110-029
County: St. Clair
Zoning: B-3 Multifamily
Zoning By: City of Belleville
Complex:
Acres: 1.17
Property Tax: \$17,444.26
Tax Year: 2017



STRUCTURAL DATA:

Year Built: 1969
Rehab Year:
Floors: 2
Roof: Asphalt Shingles
Exterior: Brick

FACILITY INFORMATION

Elevator: No
Heating: Yes
Cooling: Yes
Parking: 36
Surface Type: Concrete & Asphalt

INCOME

Gross Rental Income \$98,400.00
Gross Other Income \$600.00
Total Income \$99,000.00

Property Amenities

On site laundry

Unit Amenities

Stove and refrigerator each unit.

Comments

Four 4 plex apartment buildings, full leased. All brick, 2 bedroom and 1 bath units. On-site laundry. New roof in 2012.

EXPENSES:

Property Taxes \$17,444.26
Insurance \$6,471.96
CAM \$3,531.07
Utilities \$3,553.41
Property Management \$4,896.00
Total Expenses \$35,896.70

Listing Broker(s)

Matt Barriger
 Office: (618) 277-4400
 mattb@barbermurphy.com
 Cell: (618) 973-5507

NOI \$63,103.30