



390 North Beadle Drive, Carbondale, IL

### Property Information

Asking Price	<b>\$359,900</b>	County	<b>Jackson County</b>
Property Type:	<b>Multi family</b>	Subdivision	<b>WESTERN HEIGHTS</b>
Total units	<b>7</b>	Construction	<b>Brick</b>
Total bedrooms	<b>14</b>	Roof	<b>Asphalt Shingle</b>
Total bathrooms	<b>8.5</b>	Water source	<b>City water</b>
Building size	<b>6300</b>	Water disposal	<b>Sewer</b>
Lot size	<b>0.52 acres</b>	Heating	<b>Central</b>
Year built	<b>1980</b>	Cooling	<b>Central</b>

### Property Description

B CLASS APARTMENTS!!! Awesome 7 unit complex. Quadplex and Triplex on one parcel. Located in a very nice part of town. Units are rehabbed and will easily rent for \$850-1000. Central heat and air, washer and dryer hookups, city water and sewer, separate electric and water meters! PROPERTY WILL GENERATE A 12%+ NET RETURN ON INVESTMENT!!! Property management and financing is available!!!



### Property Financial Summary

Asking price	<b>\$359,900</b>	Type	<b>Proforma</b>
Gross income (annually)	<b>\$71,400</b>	Gross income (monthly)	<b>\$5,950</b>
Operating expenses (annually)	<b>\$25,650</b>	Operating expenses (monthly)	<b>\$2,138</b>
Net income (annually)	<b>\$45,750</b>	Net income (monthly)	<b>\$3,813</b>
Gross return	<b>19.84%</b>	Net return	<b>12.71%</b>

