

Investment Opportunity

817 East Washington Street
Belleville, IL 62221



Sale Price: \$374,900

BARBERMurphy
GROUP

COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

1173 Fortune Blvd.

Shiloh, IL 62269

Office (618) 277-4400

Fax (618) 277-4407

www.barbermurphy.com

Paul Murphy

C: 618.954.9901

Paul@barbermurphy.com

❖ 12 Unit Apartment Building Available for Sale

❖ Building consists of (8) 2 Bedrooms and (4) 1 Bedroom Units

❖ Private parking lot



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.

817 East Washington
Belleville, Illinois

RENT ROLL

Unit #	Monthly Rent	
1	\$450.00	
2	\$450.00	
3	\$450.00	
4	\$375.00	
5	\$0.00	*
6	\$0.00	*
7	\$450.00	
8	\$450.00	
9	\$0.00	*
10	\$0.00	*
11	\$410.00	
12	\$550.00	
Total:	\$3,585.00	

Estimated Annual Gross Income: \$ 43,020.00

***=Vacant**





Listing No: 1730

Multifamily Total Units: 12

817 East Washington Street
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SALE INFORMATION:

For Sale: Yes
Sale Price: \$374,900
Sale Price/SF:
CAP Rate:
GRM:
NOI:

PROPERTY INFORMATION:

Parcel No: 08-22.0-343-020
County: St. Clair
Zoning: Multi-Family
Zoning By: Belleville
Complex:
Acres: 0.34
Property Tax: \$12,443.16
Tax Year: 2016



STRUCTURAL DATA:

Year Built: 1980
Rehab Year:
Floors: 2
Roof: Rubber
Exterior: Brick

FACILITY INFORMATION

Elevator: No
Heating: HVAC
Cooling: HVAC
Parking: 18 Spaces
Surface Type: Asphalt

Property Amenities

Unit Amenities

Comments

12 Unit Apartment building available for sale. Property Contains (8) 2 Bedroom / 1 Bathroom Units and (4) 1 Bedroom / 1 Bathroom Units. Private parking lot for Tenants.

Listing Broker(s)

Paul Murphy
Office: 618-277-4400
paul@barbermurphy.com
Cell: (618) 954-9901

INCOME

Gross Rental Income
Gross Other Income
Total Income

EXPENSES:

Property Taxes \$12,443.16
Insurance
CAM
Utilities
Property Management
Total Expenses

NOI