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***Prairie View Apartments***  
**203 Newman St**  
**Durand, IL 61024**

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**Cross Country Commercial Realty**

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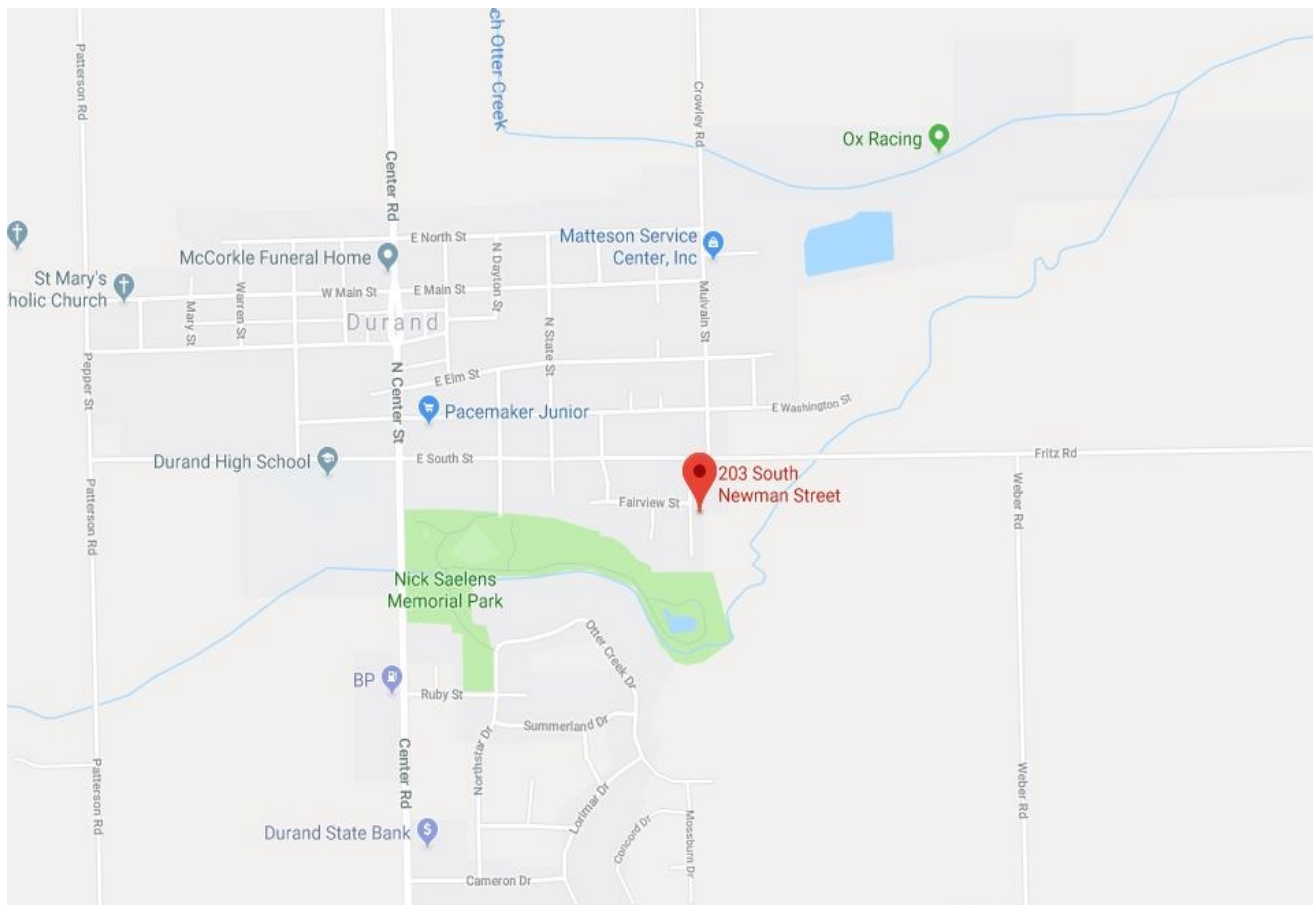
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# PROPERTY OVERVIEW

LISTING PRICE:

**\$259,000**

- Great investment opportunity! Five one-bedroom units
- Five (5) 1 Bedroom Units
- Each Unit is 600 Sq. Ft
- Each tenant has separate garage behind the building
- Garage has concrete floor and shelves for extra storage
- Replaced roof in 2015



## CURRENT RENT ROLL

### 2018 Prairieview Apartments

### Annual Income

Apartment 1	\$6,000
Apartment 2	\$7,200
Apartment 3	\$6,600
Apartment 4	\$7,200
Apartment 5	\$6,600

**TOTAL ANNUAL RENT 33,600.00**

## 2019 EXPENSES

Expense	Annually
Taxes	\$5,965.08
Water & Sewer	\$3,637.50
Insurance	\$3,416.00
Garbage	\$800.16
Replacements (not an annual expense)	\$532.90
Elect Garage	\$234.46
Elect Vacant	\$0.00
Repairs	\$0.00
<b>Total</b>	<b>\$14,586.10</b>

**NOI: \$19,013.90**

