

Properties for Sale

1 717 S 18th St, Mount Vernon, IL 62864



Property Details

Price	\$189,000
No. Units	1
Building Size	11,431 SF
Price/Unit	\$189,000 /Unit
Property Type	Residential Income
Property Sub-type	Single-Unit (SFR/Condo)
Property Use Type	Investment
Commission Split	2.50%
Cap Rate	20%
Gross Rent Multiplier	2.30
Tax ID/APN	Multiple
Status	Active

Property Notes

Property Description

10 parcels with 11 single family residences and a triplex is included in this package. 10 of the residential units are located in Mt. Vernon Illinois, one additional single family residence in Ashley Illinois and the triplex is located in Centralia Illinois. Cap rate is based upon 2016 tax year with all units listed for sale reporting 12 months of income. All properties currently managed by listing agent.

Location Description

157 To Mt. Vernon Illinois all properties located in a 20 mile radius.

Highlights

All units have met current city code requirements.

Financial Summary

	Actual
Year	2016
Scheduled Gross Income	\$80,520
Effective Gross Income	\$73,490
Operating Expenses	\$33,956
Net Operating Income	\$39,534
Pre-Tax Cash Flow	\$23,730

Debt & Equity Information

Debt Type	Proposed
Loan Amount	\$151,200
Interest Rate	6.50%
Amortized Over	15
Due In	15
Annual Debt Service	\$15,805
Down Payment	\$37,800
Loan Description	80% loan to value 15 year @ 6.5 fixed for term

Unit Mix Information

Description	No. Units	Avg. Mo. Rent	Sq. Ft.
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Photos



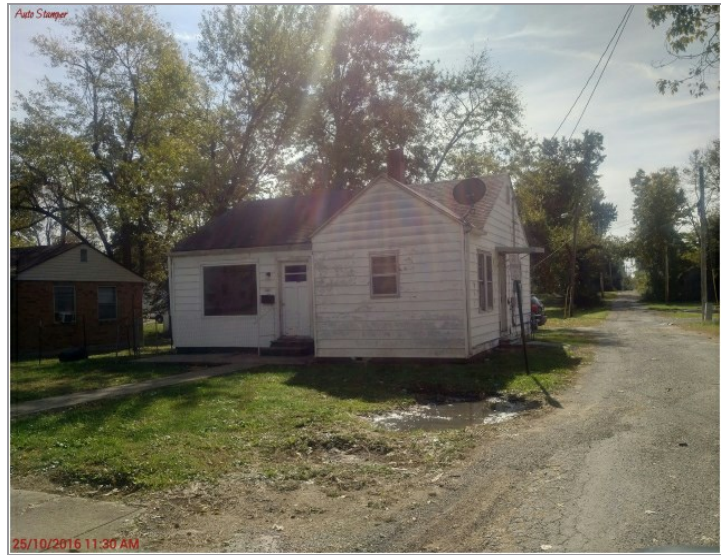




Table LLC Properties					
MTV	2395 LOGAN	07-31-176-009	CITY PARK ADD W 90' LOT 344 & 345 2395 LOGAN	762.18	450
MTV	817 S 23RD ST	07-31-184-021	CITY PARK ADD PT LT 368- 88G NE COR, W 65' SW TO PT 70'W SE COR, E 70', N 50' TO POB 817 S 23RD	780.31	500
MTV	2104 LOGAN	07-31-132-018	BROOKSLAND HEIGHTS W 60' OF E 1/3 LOT 88 (EX RD) 2104 LOGAN	943.3	400
MTV	904 S 21ST ST	07-31-329-002	CITY PARK ADD W30' LT 117 904 S 21ST	894.72	500
MTV	2082 CASEY	07-30-377-028	BROOKLAND HEIGHTS W 52' OF 85' S PT S END LT 1 2082 CASEY	851.83	500
MTV	717 S 18TH ST	07-31-257-917	CASEYMANNER ORCHARD PK ADD LOT 43 717 S 18TH	1304.66	600
MTV	812 S 24TH ST	07-31-184-007	CITY PARK ADD LOT 440 812 S 24TH AND 812 1/2 S 24TH	1734.54	500/400
MTV	2015 LAMAR	07-31-183-002	CITY PARK ADD LOT 134 E 61' 2015 LAMAR	880.44	485
MTV	1008 S 21ST ST	07-31-333-004	CITY PARK ADD LOT 108 1008 S 21ST	1044.92	500
MINLEY	110 JOHNSON	01-14-27-130-006	LOT 9 & S 30' OF LOT 10 BLK 10	466.98	450
					5285