

11 Houses and a Duplex in Bellville, Illinois

BELLEVILLE, IL
PRICE: \$700,000

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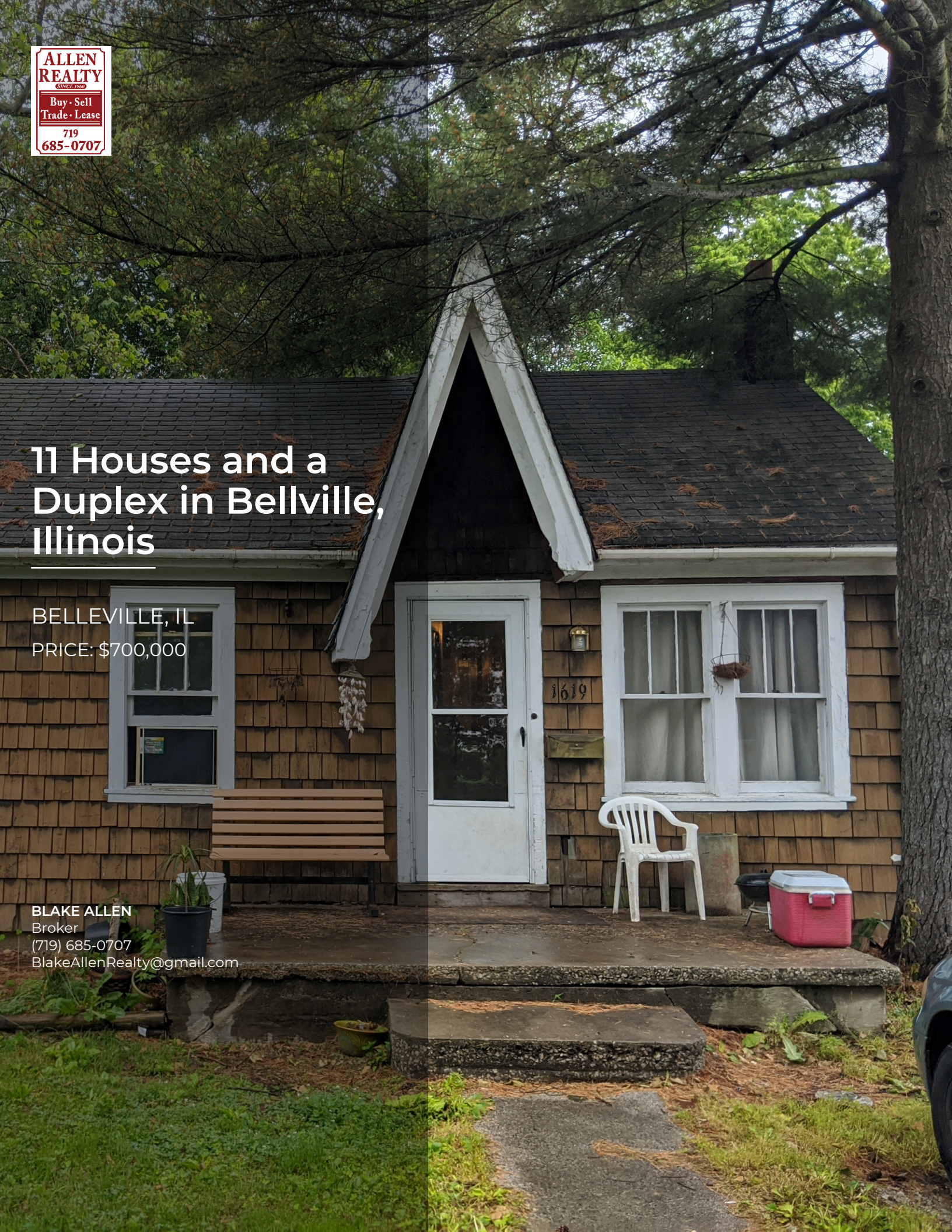


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PROPERTY SUMMARY

11 Houses and a Duplex in Belleville, IL
Belleville, IL



Property Summary

SFHs:	11
Duplexes:	1
Price:	\$700,000
Type:	MultiFamily

Property Overview

11 Single Family Homes and a Duplex in Belleville, Illinois to be moved through as a portfolio or individually. All are leased and locally managed with great cash flow. Most units have been recently updated.

Location Overview

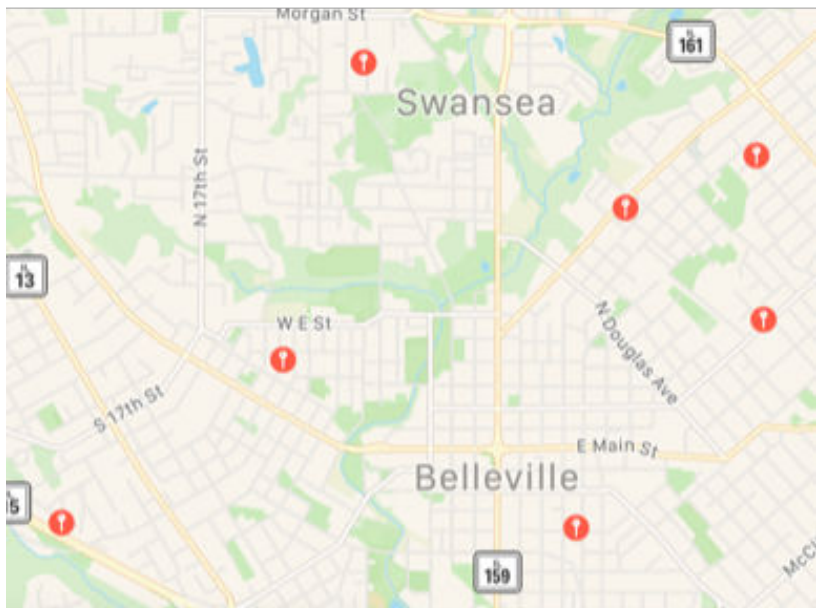
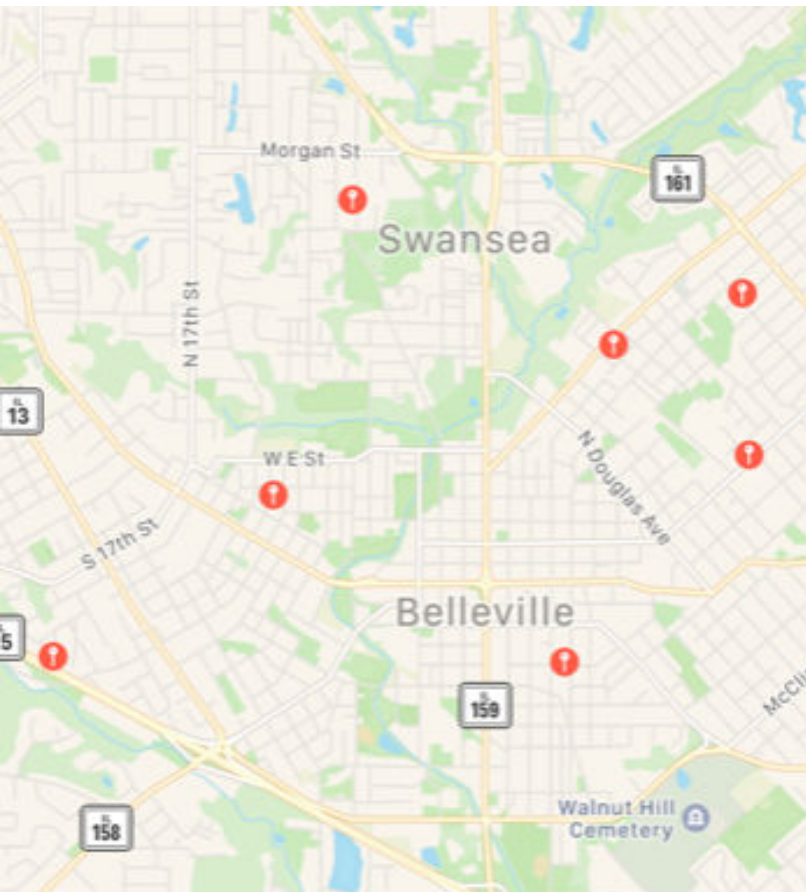
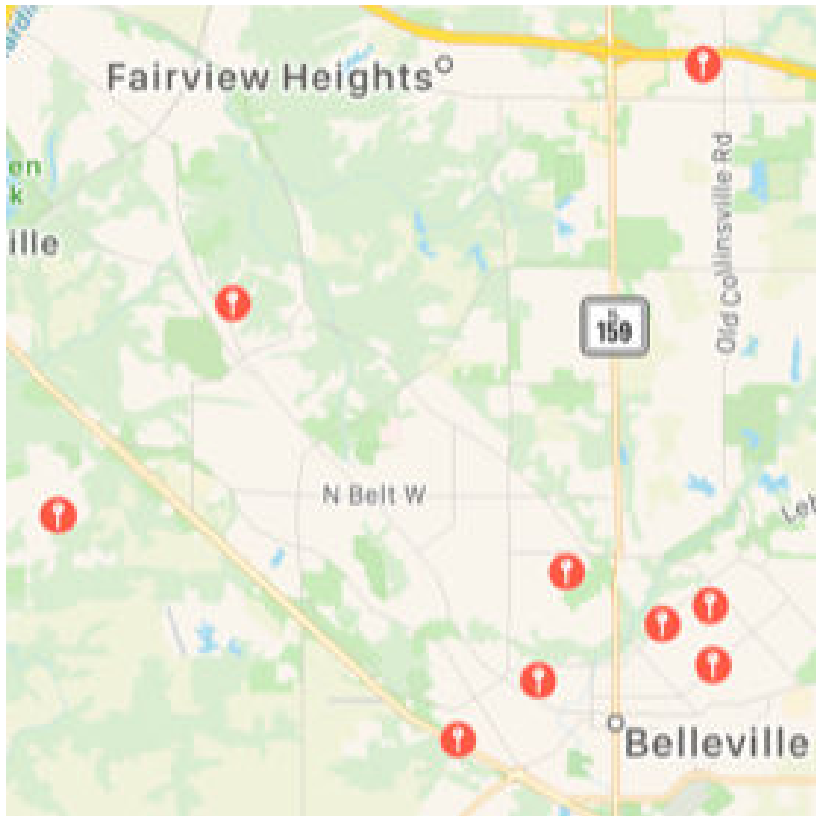
Belleville, Illinois is the most populated city in Metro-East region of the St. Louis Metropolitan area and in Southern Illinois. Due to its proximity to Scott Airforce Base, the population receives boost from military and federal civilian personnel, defense contractors and military retirees. Belleville has three MetroLink stations connecting it to St. Louis; State Highways 15, 159, 177, 13 and 161 all pass through Belleville.

PROPERTIES IN PORTFOLIO

11 Houses and a Duplex in Bellville, IL
Belleville, IL

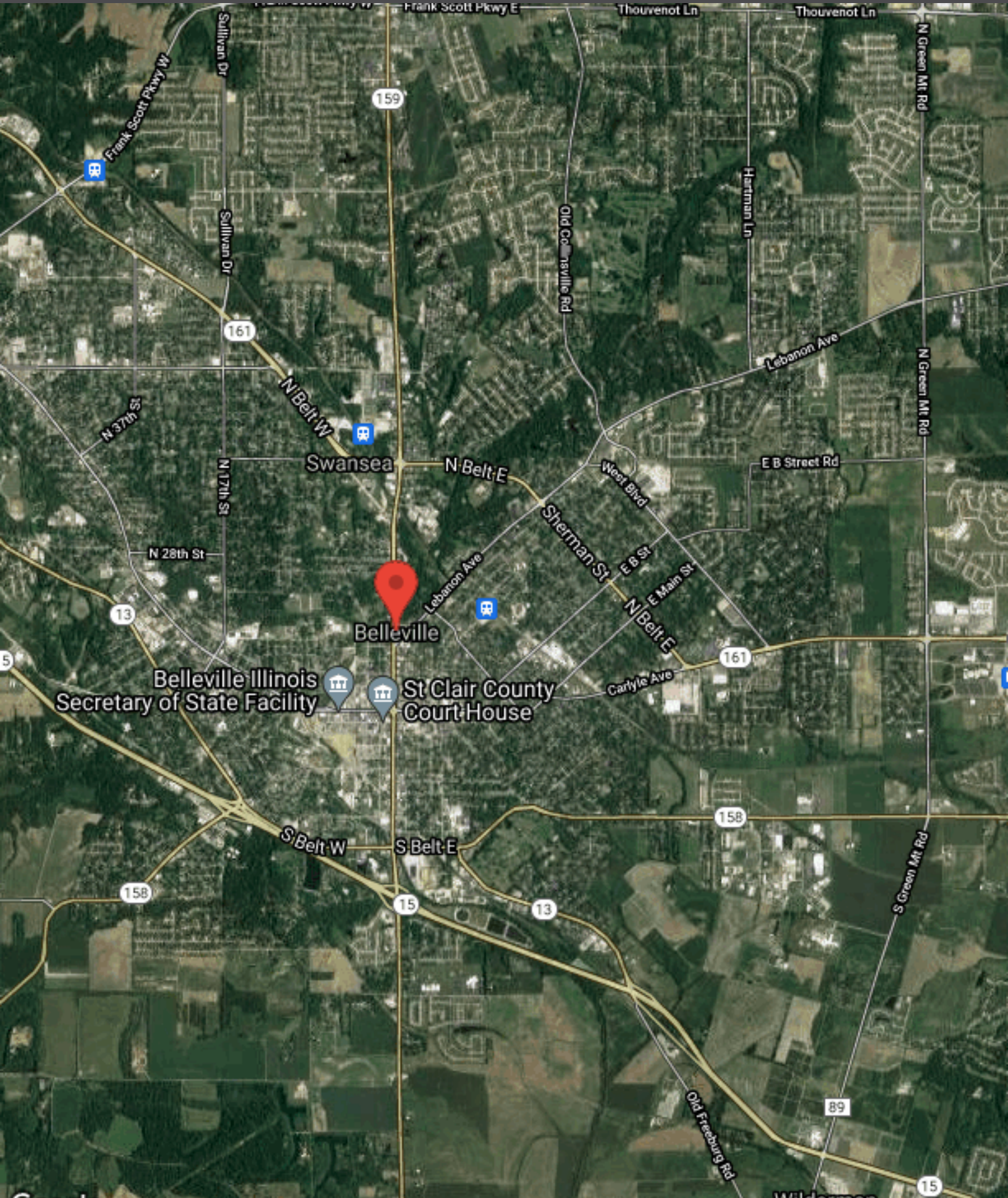
PROPERTIES

- 103 South Street
- 109 N 81st Street
- 1227/1229 E B Street
- 1320 Sandalwood
- 1601 La Salle
- 1619 Schobert
- 301 Edgewood
- 305 Kearton
- 317 E Garfield
- 512 Belvedere
- 517 Belvedere
- 706 Lebanon



REGIONAL MAP

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LOCATION MAP

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PROPERTY PHOTOS

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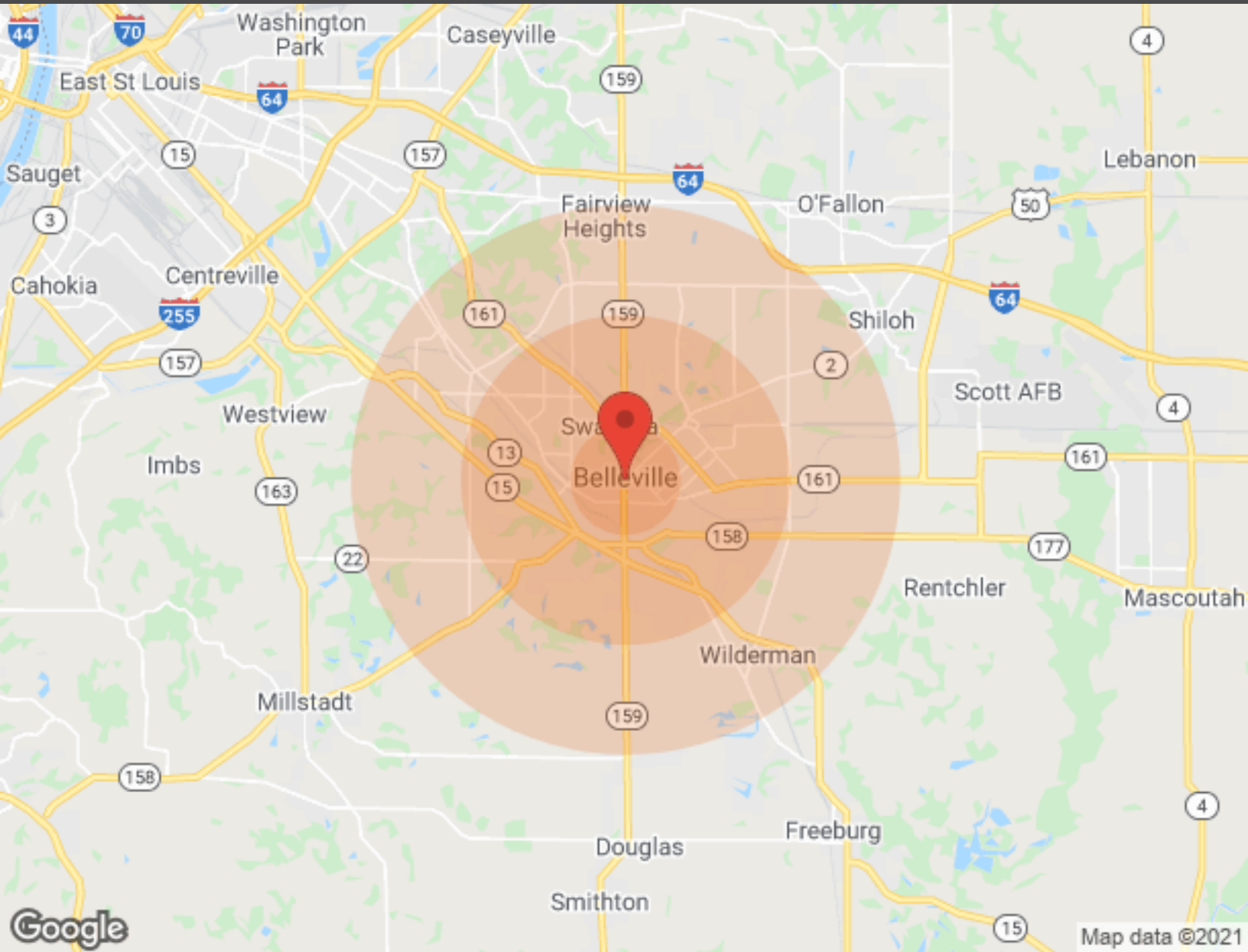
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DEMOGRAPHICS

11 Houses and a Duplex in Belleville, IL
 Belleville, IL



Population	1 Mile	3 Miles	5 Miles
Male	5,178	28,235	47,014
Female	5,301	30,287	51,339
Total Population	10,479	58,522	98,353
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,002	11,129	18,782
Ages 15-24	1,306	7,526	12,470
Ages 55-64	1,270	7,548	12,534
Ages 65+	1,341	8,943	15,563
Race	1 Mile	3 Miles	5 Miles
White	8,285	44,349	72,547
Black	1,962	12,498	22,514
Am In/AK Nat	N/A	20	38
Hawaiian	4	11	14
Hispanic	111	840	1,634
Multi-Racial	442	2,490	4,666

Income	1 Mile	3 Miles	5 Miles
Median	\$46,702	\$48,218	\$52,475
< \$15,000	663	3,172	4,675
\$15,000-\$24,999	649	3,219	4,433
\$25,000-\$34,999	577	3,029	4,494
\$35,000-\$49,999	806	3,491	5,730
\$50,000-\$74,999	866	5,020	8,953
\$75,000-\$99,999	445	2,724	5,669
\$100,000-\$149,999	215	2,479	4,999
\$150,000-\$199,999	49	771	1,502
> \$200,000	21	585	789

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,466	27,744	45,983
Occupied	4,579	25,166	42,023
Owner Occupied	2,438	16,061	27,382
Renter Occupied	2,141	9,105	14,641
Vacant	887	2,578	3,960

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



BASE RENT REPORT

11 Houses and a Duplex in Bellville, IL
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Description Year Ending	Year 1 12/2020
103 South Street SFH	\$5,400
109 N 81st Street SFH	\$9,192
118 N 12th Street SFH	\$9,300
1227/1229 E B Street Duplex	\$19,200
1320 Sandalwood Drive SFH	\$9,000
1601 LaSalle Street SFH	\$7,512
1619 Schobert Street SFH	\$6,000
301 Edgewood Drive SFH	\$9,000
305 Kearton Drive SFH	\$11,100
317 E Garfield Street SFH	\$8,508
512 Belvedere Drive SFH	\$9,000
517 Belvedere Drive SFH	\$10,740
706 Lebanon Ave SFH	\$11,892
Total Income	\$125,844

CASH FLOW ANALYSIS

11 Houses and a Duplex in Bellville, IL
Belleville, IL

Before-Tax Cash Flow Year Ending	Year 1 12/2020
Before-Tax Cash Flow	
Gross Scheduled Income	\$125,844
Total Operating Expenses	(\$72,074)
Net Operating Income	\$53,770
Loan Payment	\$0
Before-Tax Cash Flow	\$53,770
Cash-On-Cash Return	7.68%

ANNUAL PROPERTY OPERATING DATA

11 Houses and a Duplex in Bellville, IL
Belleville, IL

Description Year Ending	Year 1 12/2020
Income	
Rental Income	\$125,844
Gross Scheduled Income	\$125,844
Gross Operating Income	\$125,844
Expenses	
Property Management Fee	(\$12,584)
Speed Analysis Expenses	(\$59,490)
Total Operating Expenses	(\$72,074)
Operating Expense Ratio	57.27%
Net Operating Income	\$53,770

CASH IN CASH OUT

11 Houses and a Duplex in Bellville, IL
Belleville, IL

Description Year Ending	Year 1 12/2020
Income	
Rental Income	\$125,844
Gross Scheduled Income	\$125,844
Gross Operating Income	\$125,844
Expenses	
Property Management Fee	(\$12,584)
Speed Analysis Expenses	(\$59,490)
Total Operating Expenses	(\$72,074)
Operating Expense Ratio	57.27%
Net Operating Income	\$53,770
Debt Service	
Loan Interest	\$0
Principal Payments	\$0
Before-Tax Cash Flow	\$53,770
Projected Property Value	\$700,000
Resale Expenses	\$0
Proceeds Before Debt Payoff	\$700,000
Loan Principal Balance	\$0
Net Proceeds From Sale	\$700,000
Before Tax IRR	7.68%

*Cash Flow IRR based upon net cash flow and principal payments

Acquisition Costs

Purchase Price, Points and Closing Costs	\$700,000
Investment - Cash	\$700,000

Investment Information

Purchase Price	\$700,000
Price per Unit	\$53,846
Price per SF	N/A
Expenses per Unit	(\$5,544)

Income, Expenses & Cash Flow

Gross Scheduled Income	\$125,844
Total Vacancy and Credits	\$0
Operating Expenses	(\$72,074)
Net Operating Income	\$53,770
Debt Service	\$0
Cash Flow Before Taxes	\$53,770

Financial Indicators

Cash-on-Cash Return Before Taxes	7.68%
Debt Coverage Ratio	N/A
Capitalization Rate	7.68%
Gross Rent Multiplier	5.56
Gross Income / Square Feet	\$0.00
Gross Expenses / Square Feet	\$0.00
Operating Expense Ratio	57.27%

**Blake Allen**

Broker

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Blake Allen is the owner/Broker of Allen Realty, a Client-Based Real Estate Brokerage in Manitou Springs, Colorado. Licensed for over 30 years, Blake has attended hundreds of local, regional, and national exchange meetings and taken hundreds of hours of continuing education, a lot of it focused on simultaneous and 1031 exchanges. This has led Blake to focus on better understanding his clients and the benefits they seek. He finds immense enjoyment in employing creative formulas to provide for his clients' real estate needs, often through his exchange marketing networks.

Blake is a member of the National Council of Exchangors which has bestowed upon him the Equity Marketing Specialist Designation since 2007. He is the current (and Past) President of the Pike's Peak Exchangors as well as Past President of the Colorado Creative Marketing Exchange, his state exchange organization. Blake has been on the Board of Directors for the National Council of Exchangors since 2018. Blake received the CCIM designation for Commercial Real Estate in October 2019.