

Property Details

CONTROL: Exclusive VALUE: \$675,000
LOAN: \$450,000
EQUITY: \$225,000

TITLE: Family Dollar anchored Value add - St Louis MSA
TYPE: Retail/Commercial
HAVE: 610 N. 89TH St Belleville, IL - Family Dollar in Belleville IL, 10,294 SF, w/
3,294 SF vacancy.
ADDRESS: 610 N 89th St, Belleville, Illinois
BENEFITS TO NEW OWNER: We pay your price when you pay ours. Value add. Creative, qualified owner.

GROSS SCHEDULED INCOME: \$55,726 Projected
VACANCY LOSS: \$23,000
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$14,000
NOI: \$18,726
DEBT SERVICE: \$0
CASH FLOW: \$18,726
CAP RATE: 2.77%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$450,000	\$0	0%	12/31/1969	No

BENEFITS SOUGHT: Cash flow, simplicity, safety, likes California real estate.

MOTIVATION: Owner is tired of this deal and wants to move on. Write your offer!

CAN ADD: Cash, additional property, signature.

REMARKS: Easy down-stroke into something larger. Backup pkg available.

OWNER: Schindler Real Estate

COUNSELOR: Cadin Limon Phone: 3166802972
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