

# Property Details

CONTROL: Owner VALUE: \$190,000  
LOAN: \$0  
EQUITY: \$190,000

TITLE: THREE LEASED HOUSES IN BELLEVILLE, IL  
TYPE: Homes/Condos  
HAVE: Three leased, locally managed working class houses in Belleville IL area.  
ADDRESS: 1320 Sandalwood and others, Belleville, Illinois  
BENEFITS TO NEW OWNER: High cap rate, steady income, low entry point.

GROSS SCHEDULED INCOME: \$44,652 Actual  
VACANCY LOSS: \$2,200  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$10,000  
NOI: \$32,452  
DEBT SERVICE: \$0  
CASH FLOW: \$32,452  
CAP RATE: 17.08%



BENEFITS SOUGHT: activate equity. Move into something nicer.

MOTIVATION: moderate

CAN ADD: vacant house in Belleville on the market for \$85k, sale/leaseback deals, 1031paper, Notes, land, cash

REMARKS: These are not hurting me and I would look at moving them into your deal. I am looking for a taker.

OWNER: Blake Allen

COUNSELOR: Blake Allen Phone: 719-685-0707  
108 Canon Ave Cell: 719-684-4123  
Manitou Springs, Colorado, 80829 Email: blakeallenrealty@gmail.com