



3001 ½ Gill St.
Suite A
Bloomington, IL
61704
axis360.co



BUILDING SIZE
2,544 & 2,596 SF

OF UNITS
6

UNIT MIX
(2) 3 Bed, 1 Bath
(2) 1 Bed, 1 Bath
(2) Studio, 1 Bath

PARCEL #
21-03-307-038
21-03-307-039

RENTS
\$450-725 per month

ASKING PRICE
\$400,000

NOI
\$19,432

1110-1112 E. GROVE ST., BLOOMINGTON

6-UNIT MULTIFAMILY | **SALE**

Well maintained multifamily investment properties available for sale with several long term tenants.

1110 E. Grove Street had a new Roof and new Siding installed in 2022.
1112 E. Grove Street had porch work completed along with the common areas updated.

Each property consists of the Main Floor, 3 bedroom unit and upstairs with a Studio and a 1 Bedroom apartment. There are five garages, the 3 BD and 1 BD tenants receive a garage at no additional cost. The fifth space is used by Landlord for their maintenance equipment and other storage needs.

Properties are on gas boilers, water and gas are paid by Landlord, electricity by Tenants.

Market data suggests that units are under rented, that in conjunction with potential utility charge back to the tenants, and garage rent, this is a value add opportunity in a great neighborhood.

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative. This information is for illustrative purposes only.

Meghan O'Neal-Rogozinski, CCIM
meghan.oneal@axis360.co
309-532-1808

Michael O'Neal
moneal@axis360.co
309-530-3591





3001 ½ Gill St. Suite A
Bloomington, IL 61704

axis360.co

1110-1112 E. GROVE BLOOMINGTON, IL

Rent Roll

1110 E. Grove

	<u>Monthly Rent</u>	<u>Lease Start</u>	<u>Expiration</u>
Unit 1: 3/1	\$725.00	8/1/2021	5/31/24
Unit 2: Studio/1	\$450.00	6/2/2023	5/31/24
Unit 3: 1/1	\$600.00	5/1/2024	4/30/24

1112 E. Grove

Unit 1: 3/1	\$650.00	3/1/2021	2/28/2022
Unit 2: Studio/1	\$550.00	7/1/2024	6/30/2025
Unit 3: 1/1	\$700.00	8/15/2024	8/14/2025

Total Monthly Rent:	\$3,675.00
Total Annual Rent:	\$44,100.00

Gross Operating Income	\$44,100
-------------------------------	----------

Less: Operating Expenses

Management (self-managed)	\$0
Taxes	\$9,164
Insurance	\$2,323
Lawn/Snow	\$720
Pest Control	\$150
Water/Sewer	\$1,800
Electric (Tenant Paid)	\$0
Gas (Boiler)	\$9,551
Trash	\$960
TOTAL OPERATING EXPENSES	(\$24,668)

NET OPERATING INCOME	\$19,432
-----------------------------	-----------------

Meghan O'Neal-Rogozinski, CCIM

meghan.oneal@axis360.co

309-532-1808

Michael O'Neal

moneal@axis360.co

309-530-3591

