

CRAWFORD COUNTY REAL ESTATE, INC.

1010 W. Main St.

Robinson, IL 62454

Website - crawford-county.com

Email - ccre@crawford-county.com

DIRECTIONS:

Showing Instructions:

24 hr. notice



| | |
|-----------------------------|----------------------------|
| Approx. sq. ft. | 3,676 |
| Property Type | Commercial |
| No. Rms. | 9 units |
| <u>Bedrooms Bath</u> | |
| 1st Floor | |
| 2nd Floor | |
| Basement | none |
| Foundation | block |
| Walls | drywall/paneling |
| Floors | laminat,vinyl,ceramic |
| Porch | none |
| Roof | metal |
| Windows | vinyl |
| Garage | none - gravel lot |
| Exterior | vinyl |
| Heat/AC | FA/CA ' 16 |
| Water Heater | 2-50 gal gas (1 unit ' 23) |
| Street | paved |
| Alley | none |



| | | | | | |
|-------------------------------|---------------------------------|---------------------|------------------------|--------|-----------|
| Termite Policy | none | Address of Property | 301 N. Alexander | Price: | \$240,000 |
| School Dist. | Robinson | | Robinson, IL 62454 | | |
| Water/Sewer | city/city | Owner: | Vivian Properties, LLC | | |
| Size of Lot | 130'x130' | Address: | | | |
| Taxes | ' 23 \$4,340.02 (no exemptions) | Phone: | | | |
| Approximate Age | 1965 | Listed by: | Erica Lytis | | |
| Equalizer | \$935.00 | Sign Wanted: | yes | Key # | none |
| Tax I.D. #05-4-34-020-030-000 | | | | | |

REMARKS: (All information believed correct, but not guaranteed.)
Profitable 9 unit apartment complex. 5 units have been remodeled in the last 1-3 years. All units currently occupied. Several long term tenants. Utilities are included in rent.

3 UNITS - 2 BEDROOM - Units 1, 3 (6 yr. tenant, new floor & toilet in bathroom), 4

| | |
|-------------------------------|--------|
| <u>LIVING/KITCHEN:</u> | 9.5x22 |
| <u>FULL BATH:</u> | 10'x5' |
| <u>BEDROOM:</u> | 8'x11' |
| <u>BEDROOM:</u> | 11'x8' |

EFFICIENCY - 2 UNITS - 1A (remodeled 2023), 2 (remodeled 2024)

| | |
|----------------------------|--------------------------------|
| <u>LIVING AREA:</u> | 10'x10', new induction cooktop |
| <u>BEDROOM:</u> | 8'x11' |
| <u>FULL BATH:</u> | 10'x3.5 |

4 UNITS - 1 BEDROOM - Units 8 (remodeled 2023), 7 (long term tenant), 6 (remodeled 2023), 5 (remodeled 2024)

| | |
|-------------------------------|----------|
| <u>LIVING/KITCHEN:</u> | 9.5x13.5 |
| <u>BEDROOM:</u> | 9'x10' |
| <u>BATH:</u> | 10'x3.5 |

UTILITY ROOM: 10'x13', coin operated washer/dryer
MAINTENANCE ROOM: attic access, crawl space access, 2 - 50 gal water heaters

Income

| | |
|--------|-----|
| Apt 1 | 600 |
| Apt 1A | 500 |
| Apt 2 | 500 |
| Apt 3 | 600 |
| Apt 4 | 600 |
| Apt 5 | 600 |
| Apt 6 | 600 |
| Apt 7 | 500 |
| Apt 8 | 600 |

Laundry 70

Monthly Total 5170 Yearly Total 62040

Trailing 12 Months Expens Elect. And Gas Water and S Trash

| | | | |
|--------|------|-----|-----|
| Jun 23 | 1120 | 185 | 85 |
| Jul 23 | 1195 | 150 | 85 |
| Aug 23 | 1100 | 200 | 85 |
| Sep 23 | 1160 | 220 | 85 |
| Oct 23 | 1710 | 220 | 85 |
| Nov 23 | 610 | 280 | 85 |
| Dec 23 | 800 | 270 | 85 |
| Jan 24 | 1100 | 280 | 100 |
| Feb 24 | 1200 | 550 | 100 |
| Mar 24 | 825 | 300 | 100 |
| Apr 24 | 860 | 300 | 100 |
| May 24 | 680 | 240 | 100 |
| Jun 24 | 920 | 300 | 100 |

Utilities 13280 3495 1195

Total 17970

Repairs and Maintenance 7300

Property Taxes 4275

Insurance 3100

Yearly P/L 29400

2021

Apartment 2 - Tile in Bathroom, new floors, and caulk in everything and paint

2022

Apartment 8 - Complete overhaul, new cabinets toilet, vanities, front door and tile throughout except bathroom. New fridge and oven also. Caulk everything in floor to ceiling and paint floor to ceiling.

2023

Apartment 6 - Complete overhaul exactly same as apartment 8

Apartment 1A - New flooring, tile in bathroom, toilet, induction stovetop and fridge. Caulk floor to ceiling and paint also.

Return filters added to every apartment except apt. 7. 12x12x1 size

2024

Apartment 5 - Tile in bathroom, vinyl lam.in bedroom, vinyl tile in kitchen area. New toilet, vanities, fridge, and front door. Caulk everything from floor to ceiling and paint



ILLINOIS REALTORS®
DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS



Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Address: 301 N. Alexander St. Robinson, IL 62454

Seller's Disclosure (initial)

- EC (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
- Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

 - Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- EC (b) Records and Reports available to the seller (check one below):
- Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below): _____
 - Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

- _____ (c) Purchaser has received copies of all information listed above.
- _____ (d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.
- _____ (e) Purchaser has (check one below):
- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or
 - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

EC (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge, that the information they have provided is true and accurate.

| | | | |
|---------------------------|--------------------|-----------------|------------|
| Seller <u>[Signature]</u> | Date <u>7-4-24</u> | Purchaser _____ | Date _____ |
| Seller _____ | Date _____ | Purchaser _____ | Date _____ |
| Agent <u>Erica Kups</u> | Date <u>7-4-24</u> | Agent _____ | Date _____ |

(This disclosure form should be attached to the Contract to Purchase.)



ILLINOIS REALTORS®
DISCLOSURE OF INFORMATION ON RADON HAZARDS
 (For Residential Real Property Sales or Purchases)



Radon Warning Statement

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling showing elevated levels of radon in the seller's possession.

The Illinois Emergency Management Agency (IEMA) strongly recommends ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy and mitigated if elevated levels are found. Elevated radon concentrations can easily be reduced by a qualified, licensed radon mitigator.

Seller's Disclosure (initial each of the following which applies)

- _____ (a) Elevated radon concentrations (above EPA or IEMA recommended Radon Action Level) are known to be present within the dwelling. (Explain).
- _____ (b) Seller has provided the purchaser with the most current records and reports pertaining to elevated radon concentrations within the dwelling.
- CE (c) Seller either has no knowledge of elevated radon concentrations in the dwelling or prior elevated radon concentrations have been mitigated or remediated.
- CE (d) Seller has no records or reports pertaining to elevated radon concentrations within the dwelling.

Purchaser's Acknowledgment (initial each of the following which applies)

- _____ (e) Purchaser has received copies of all information listed above.
- _____ (f) Purchaser has received the IEMA approved Radon Disclosure Pamphlet.

Agent's Acknowledgement (initial IF APPLICABLE)

- EA (g) Agent has informed the seller of the seller's obligations under Illinois law.

Certification of Accuracy

The following parties have reviewed the information above, and each party certifies, to the best of his or her knowledge, that the information he or she has provided is true and accurate.

| | | | |
|-----------|--------------------|------|---------------|
| Seller | <u>[Signature]</u> | Date | <u>7-4-24</u> |
| Seller | _____ | Date | _____ |
| Purchaser | _____ | Date | _____ |
| Purchaser | _____ | Date | _____ |
| Agent | <u>Erica Lips</u> | Date | <u>7-4-24</u> |
| Agent | _____ | Date | _____ |

Property Address: 301 N. Alexander St.
 City, State, Zip Code: Robinson, IL 62454