

CRAWFORD COUNTY REAL ESTATE, INC.

1010 W. Main St.
Robinson, IL 62454

Website - crawford-county.com
Email - ccre@crawford-county.com

DIRECTIONS:

Showing Instructions:
Call for appt.



Approx. sq. ft.	2,286
Property Type	Multi-family
No. Rms.	5 units
	Bedrooms Bath
1st Floor	1+studio 2
2nd Floor	2+studio 2
Basement	2 1
Foundation	masonry
Walls	plaster
Floors	hd.wd./carpet/laminate
Porch	covered front/balcony
Roof	shingle - newer
Windows -	wood frame + 5 vinyl replacement
Garage -	none/off street parking
Exterior	wood
Heat/AC	elec. baseboard/window
Water Heater	60 gal gas
Street	paved
Alley	none
Termite Policy	none
School Dist.	Robinson
Water/Sewer	city/city
Size of Lot	60'x135'
Taxes	'23 \$1,632.10 (no exemptions)
Approximate Age	1923
Equalizer	see file
Tax I.D. #05-4-33-043-038-000	



Price: \$160,000

Address of Property	306 S. Franklin St.
	Robinson, IL 62454
Owner:	Margaret A. & Miramony T. Chenault
Address:	
Phone:	
Listed by:	Erica Lytis
Sign Wanted:	yes
	Key # none

REMARKS: (All information believed correct, but not guaranteed.)

Great investment property with 5 units as follows: 2 studio; 1 - 1 bedroom; 2 - 2 bedroom. Seller pays utilities & internet currently. All units have separate electric meters. All units currently rented with 1 yr. lease. 100% occupancy rate. Financials can be viewed upon request for serious buyers only. Off street parking.

APT. #1: \$750/ mo. w/ utilities & internet included. **KITCHEN:** 12'x12', range, refrigerator, built-in shelves;

BATH: tub/shower combo., sink; **BEDROOM:** 10'x15', large, walk-in closet; **LIVING ROOM:** 15'x15'

APT. #2 STUDIO: \$700/mo. w/ utilities & internet included. **KITCHEN:** 11.5x8', range & refrigerator; **BATH:** tub/shower combo., sink; **LIVING ROOM:** 13'x15.5, walk-in closet

APT. #3: \$725/mo. w/ utilities & internet included. **LIVING ROOM:** 15'x16'; **BEDROOM/OFFICE:** 8'x6'; **BEDROOM:** 10'x12.5, closet; **BATH:** tub/shower combo., sink; **KITCHEN:** 11.5x11.5, refrigerator range

APT. #4 STUDIO: \$650/mo. w/ utilities & internet included. **LIVING ROOM:** 15'x11', ceiling fan w/ light, walk-in closet; **KITCHEN:** 8'x12', hardwood, range, refrigerator; **BATH:** tub/shower combo., sink

BASEMENT: \$775/mo. w/ utilities & internet included, separate entrance. 2 bedrooms, full bath, washer/dryer in unit, kitchen w/ range & refrigerator. Coin operated washer/dryer located in common/storage area not installed.