

Location: 2045 3rd Avenue, East Moline, Illinois

Projected Gross Annual Income: \$106,500

Vacancy Factor (10%): \$10,650

Projected Net Income: \$95,850

Projected Operating Expenses: \$35,000

Projected Real Estate Taxes: \$13,000

Projected Net Operating Income: \$47,850

Asking Price: \$700,000

Cap Rate: 6.8%