

Location: 817 1st Avenue, Silvis, Illinois

Projected Gross Annual Income: \$43,060

Vacancy Factor (10%): \$4,306

Projected Net Income: \$38,754

Projected Operating Expenses: \$10,000

Projected Real Estate Taxes: \$2,400

Projected Net Operating Income: \$26,354

Asking Price: \$175,000

Cap Rate: 15.1%