

Location: 301/309/311 3rd Avenue A, Hampton, Illinois

Projected Gross Annual Income: \$72,300

Vacancy Factor (10%): \$7,230

Projected Net Income: \$65,070

Projected Operating Expenses: \$12,500

Projected Real Estate Taxes: \$11,000

Projected Net Operating Income: \$41,570

Asking Price: \$450,000

Cap Rate: 9.2%