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INCOME-PRODUCING PROPERTY

405 N. First St.

Grayville, IL 62844

Asking Price: \$94,900

Information About Listing

Year Built	1927	County	Edwards
Type of Construction	2-Story, Frame	PIN	15-17-482-006
Square Footage m/l	2,927 TOTAL, <i>see notes</i>	School District	Grayville CUSD #1
Total Rooms	14, <i>see notes</i>	Heat	Gas FA
Bedrooms	5, <i>see notes</i>	A/C	Central (main floor) and Window Units (upstairs)
Bathrooms	4, <i>see notes</i>	Water	City
Foundation	Partial, Block	Sewer	City
Garage	2-Car, Detached, 20'x24'	Average Utilities m/l	Electric: Ameren; City Bill <i>see notes</i>
Lot Size m/l	150'x129' (0.45 acre total)	Property Taxes m/l	\$2,316.96 TOTAL (NO EXEMPTIONS)

Notes

Main Floor—Units 1, 2, and 3: 1 bedroom, 1 bathroom apartments; 1,953 square feet total on main floor

Upstairs—Unit 4: 2 bedroom, 1 bathroom apartment; 974 square feet

Items Included—Refrigerators (4); Ranges (4); Dishwashers (3); Garbage Disposals (4); Washer; Dryer; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; TV Antenna System; Window Air Conditioners (upstairs); All Planted Vegetation; Existing Storms & Screens; Central HVAC System and Components; Light Fixtures as they exist

More Features...100-amp electrical service on breakers (each unit); asphalt shingle roof (2019); wood siding; hardwood, vinyl, laminate, and linoleum flooring throughout; gas water heaters; new furnace in unit 2 (2025); enclosed porch (unit 1); covered porch (unit 3); ALL APARTMENTS HAVE TENANTS

Additional Information...Units 1, 2, and 3 each rent for \$400/mo.; Unit 4 rents for \$500/mo.; Laundry makes approx. \$100/mo.

Utilities...Electric: \$97.00 (Unit 1), \$82.00 (Unit 2); \$58.00 (Unit 3), \$163.00 (Unit 4); City Bill: \$69.66 (Unit 1), \$74.35 (Unit 2), \$45.77 (Unit 3), \$64.59 (Unit 4); City Bill includes water, sewer, gas and trash; Laundry utilities average \$55.00/mo.

Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. m/l = more or less

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