

HOME FOR SALE



3307-3321 Boulder Ridge
Dr
Champaign, Illinois
United States

Asking Price

\$1,800,000

Bedrooms **6**

Bathrooms **4.5**

Size **0**

Year Built

Date Listed **08/14/2024**

Listing ID **GL-
1726590620**

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11615356>

Overview

Duplex opportunities available in NW Champaign backing up to the water. 8 have already sold. At only 4 years old, this package is bringing in \$183, 600 in annual rent. All units are currently at. 1800/month one at 1900. There are comps that are renting for as high as 2100/month. Tenants pay for all utilities. HOA Fee is 125/unit/year. Solar Panels have been installed on each unit (and are paid for) with EV Hookups in both garages. The Electric bills are next to nothing, saving your tenants money making them easier to rent. At 4 years old these are essentially maintenance free with no capital improvements needed in the foreseeable future. It's a great Value-Add opportunity by simply increasing the rents. Most tenants are long term tenants. Half of these units actually happen to back up to the water, so just great views to enjoy. There is a community common area less than 1 block away, and Subdivision park with trails, basketball and tennis courts, sledding hills, and skate park. Location is near University of Illinois and Parkland College. Leases on file. NOTE: Owner owns a total of 14 units in this SubD. They are willing to bundle and create unique packages. Ask about the other duplexes available. Owner is only selling to completely dissolve their portfolio and heading to retirement.

For more details:

Listed by: Nate Evans

Contact

Email

Phone