

EXECUTIVE SUMMARY

5-UNIT APARTMENT FOR SALE



OFFERING SUMMARY

Sale Price:	\$495,000
Number Of Units:	5
Cap Rate:	8.42%
NOI:	\$41,689
Lot Size:	0.15 Acres
Year Built:	1972
Building Size:	3,120
Zoning:	R-1U
Price / SF:	\$158.65

PROPERTY OVERVIEW

RARE 100% Brick, RANCH, 5-Unit Apartment Building featuring (1) 2-Bed Apartment and (4) 1-Bed Apartments with coin-operated Laundry Room for extra income. 3 of the 5 apartments have been remodeled with NEW Kitchen Cabinets, GRANITE Kitchen Countertops, NEW Vinyl Flooring, NEW Plumbing & Light Fixtures and Custom Bathroom design. Each Apartment has Individual Wall Air-Condition Units. Tenant pays Gas/Electric.

LOCATION OVERVIEW

Located a few blocks east of Calumet Avenue at the Northwest corner of 150th Street and Pine Avenue. 1-Mile to the South Shore Train Station, 3-Miles to Wolf Lake and 22-Miles to Downtown Chicago.

PROPERTY HIGHLIGHTS

- 3 of 5 Units have Been Remodeled
- Ranch Apartment Building
- Coin-Operated Laundry Room

MIKE LARSON

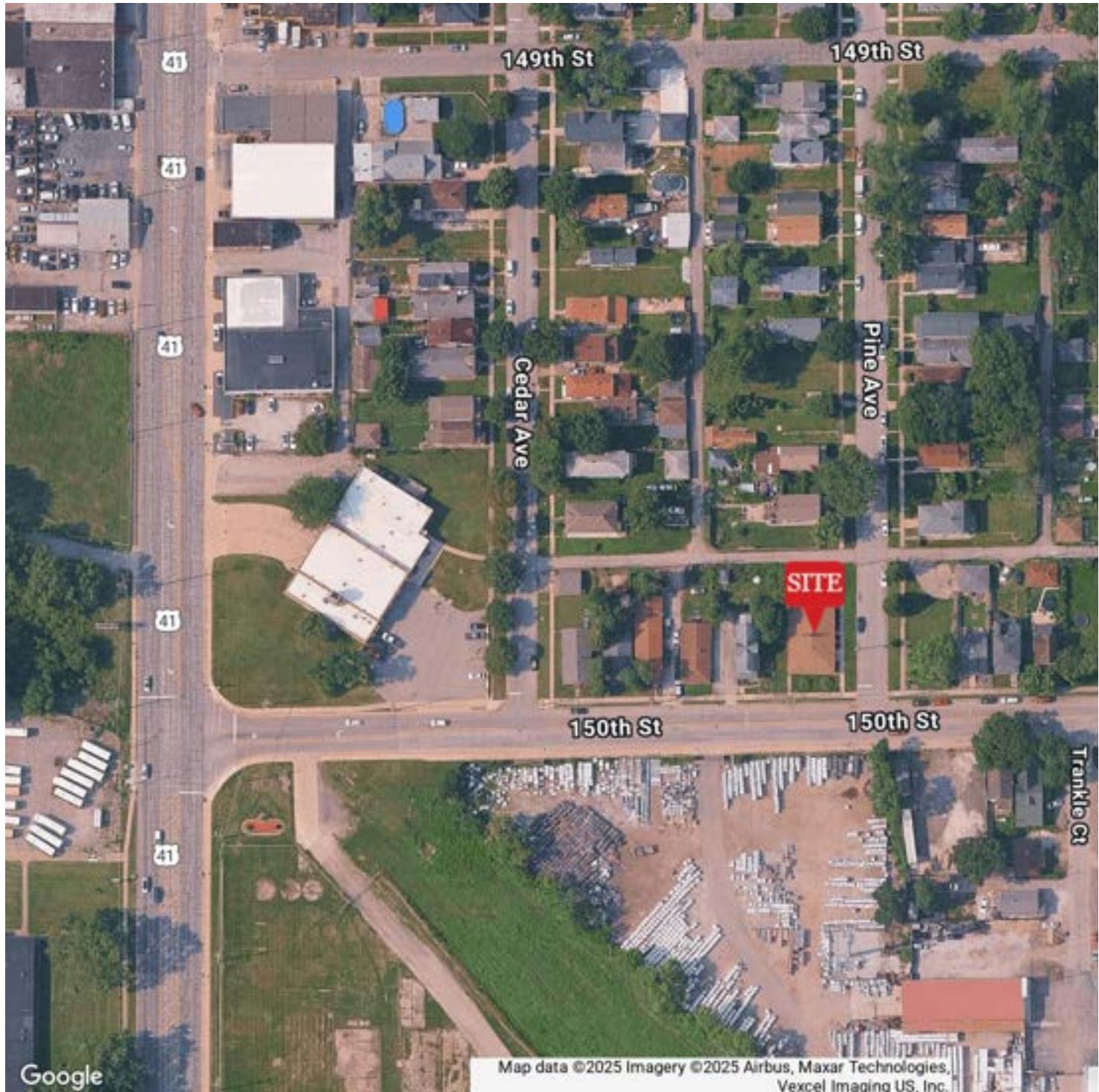
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RETAILER MAP

5-UNIT APARTMENT FOR SALE



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ADDITIONAL PHOTOS

EXTERIOR & LAUNDRY ROOM



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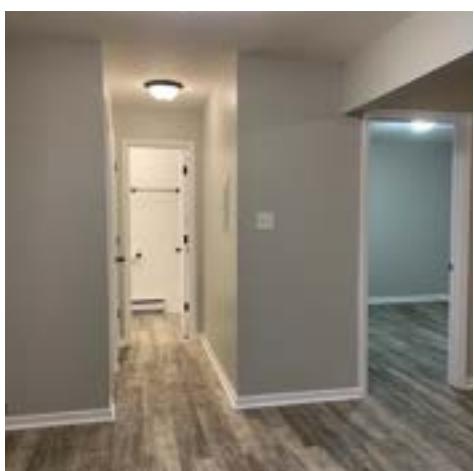
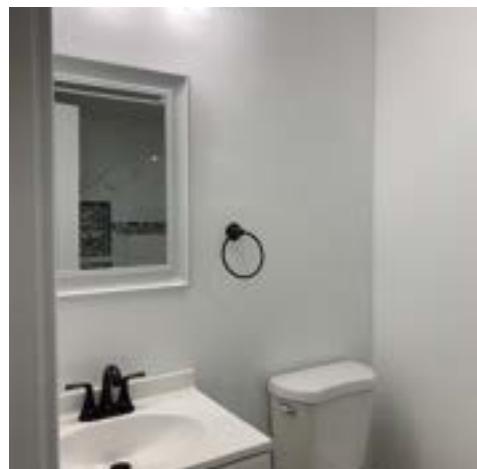
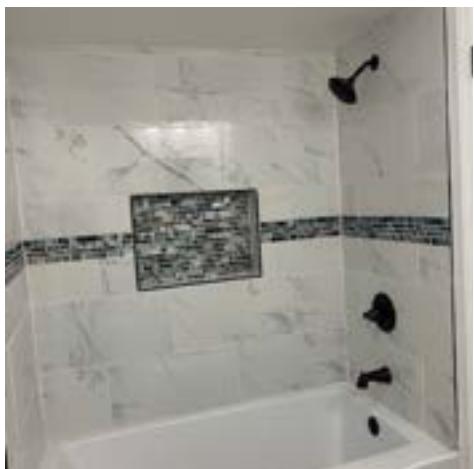
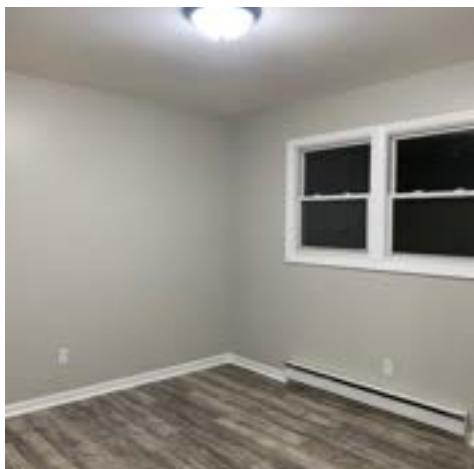
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ADDITIONAL PHOTOS

UNIT #4



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RENT ROLL

5-UNIT APARTMENT FOR SALE

SUITE	BEDROOMS	BATHROOMS	RENT	LEASE END
1	2	1	\$1,195	10/31/26
2	1	1	\$775	6/30/26
3	1	1	\$1,040	10/31/26
4	1	1	\$1,015	1/31/26
5	1	1	\$775	5/31/26
TOTALS			\$4,800	
AVERAGES			\$960	

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INCOME & EXPENSES

5-UNIT APARTMENT FOR SALE

INCOME SUMMARY

Rental Income (Proforma)	\$57,600
Utility Income (Actual)	\$938
Laundry Income (Actual)	\$498
Late Fee Income (Actual)	\$60
Vacancy Cost	(\$2,880)

GROSS INCOME **\$56,216**

EXPENSES SUMMARY

Taxes (Actual)	\$6,992
Insurance (Actual)	\$2,024
Utilities (Actual)	\$2,598
Lawn/Landscape (Actual)	\$1,000
Snow Removal (Actual)	\$338
Garbage Removal (Actual)	\$910
Repairs (Actual)	\$565
Fire Extinguishers (Actual)	\$95
Rental Registration Fee (Actual)	\$5

OPERATING EXPENSES **\$14,526**

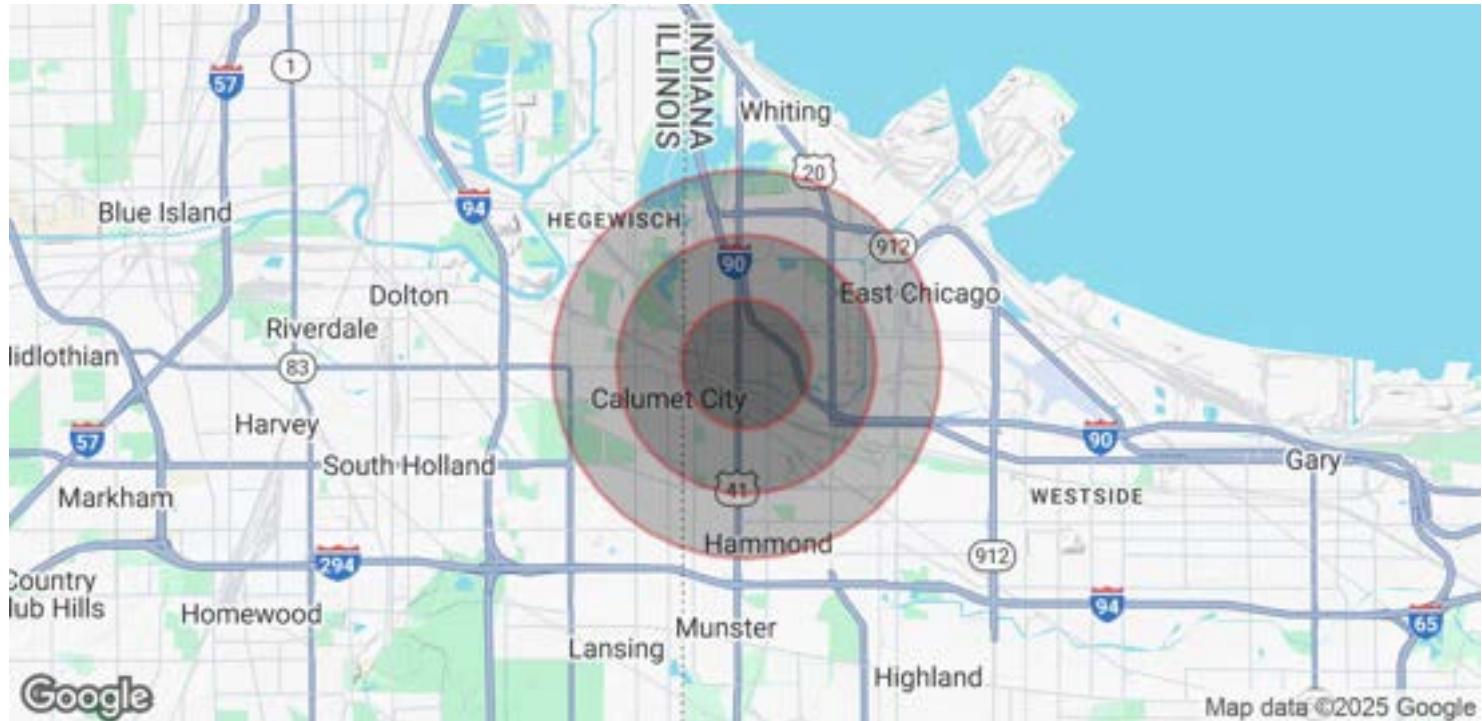
NET OPERATING INCOME **\$41,690**

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**POPULATION**

	1 MILE	2 MILES	3 MILES
Total Population	14,282	48,646	94,000
Average Age	35	36	38
Average Age (Male)	35	36	37
Average Age (Female)	36	37	39

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	5,079	17,680	35,070
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$52,077	\$58,168	\$65,366
Average House Value	\$139,020	\$155,957	\$172,222

Demographics data derived from AlphaMap

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