

REAL ESTATE FOR SALE



Antioch Apartments 788 -789 1/2 Main Street, Antioch IL 60002 13 Units

Income & Expense Statement

	<u>Current</u>	<u>Projected</u>
Gross Rent Apartments	\$182,100	\$206,400
Garage Rent	\$6,000	\$6,000
Total Rental Income	\$188,100	\$212,400
Vacancy (5%)	\$9,405	\$10,620
Effective Gross Income	\$178,695	\$201,780
Expenses		
Taxes-Actual	\$37,316	\$37,316
Security/Copies-Actual	\$1,140	\$1,200
Electric-Actual	\$1,337	\$1,400
Scavenger-Actual	\$2,028	\$2,200
Water/Sewer-Actual \$	\$6,386	\$6,500
Repairs & Maintenance-Actual	\$4,703	\$5,000
Insurance-Actual	\$5,280	\$6,000
Management (4%)	Owner	\$8,071
Lawn & Snow-Estimated	\$6,000	\$6,000
Total Projected Expense	\$64,190	\$73,687
Net Projected Income	\$114,505	\$128,093
Asking Price:		\$2,250,000

Exclusively Offer by:
Tri-County Commercial Real Estate, Inc.
Donald R. Glyman, President
144 West Park Avenue, Libertyville IL 60048
847-615-1200

R E A L E S T A T E F O R S A L E



Antioch Apartments 788 -7891/2 Main Street, Antioch IL 60002 13 Units

<u>Unit</u>	<u>Apartment Rent</u>	<u>Market Rent</u>	<u>Garage Rent</u>	<u>Bed/Bath</u>	<u>Expiration</u>
1A	\$1,050	\$1,100	\$100	1/1	12/01/2025
2A	\$1,050	\$1,100	\$100	1/1	07/01/2025
1B	\$1,050	\$1,100		1/1	05/01/2025
2B	\$1,050	\$1,100		1/1	05/01/2025
1C	\$1,300	\$1,400		2/1	09/01/2025
2C	\$1,175*	\$1,400		2/1	05/01/2025
3C	\$1,300	\$1,400		2/1	07/01/2025
1D	\$1,300	\$1,400		2/1	11/01/2025
2D	\$1,350	\$1,400		2/1	03/01/2025
3D	\$1,350	\$1,400			Vacant
789 ½	\$800	\$1,400	\$100	2/2	04/01/2025
Duplex					
1 st Floor	\$950	\$1,400		2/1	04/01/2025
2 nd Floor	\$1,450	\$1,600		3/2	11/01/2025
Total Mo Rent	\$15,175	\$17,200	\$300		\$15,475
Total Current Income					\$185,700

*Cleans Hallways Weekly

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