

\$975,000

9516 S Kolin Ave,

Oak Lawn IL 60453

**FULLY RENTED
6 UNIT**

**NET ANNUAL INCOME
\$75,110**

7.7 % CAP RATE

- Unit 1 South \$1,500
- Unit 1 North \$1,300
- Unit 2 South \$1,500
- Unit 2 North \$1,300
- Unit 3 South \$1,500
- Unit 3 North \$1,500
- Total Monthly Rental Income \$8,600
- **Annual Rental Income \$103,200**
- Additional Income (Laundry) \$400/ mo
- Tenants pay their own gas bill
- **TOTAL Annual Income: \$108,000**
- Property Taxes \$19,960
- Insurance \$6,000
- Water \$6,000
- Electricity \$700
- Misc & Maintenance \$500
- **TOTAL Annual Expenses \$32,890**
- **NET ANNUAL INCOME \$75,110**



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