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RE/MAX DESTINY

1080 Nerge Road | Ste 101
Elk Grove Village, IL 60007
630.965.6000
COLOVOS-SOUPPOS.COM

FOR SALE | MULTIFAMILY PROPERTY

UNIQUE 3 UNIT MULTI FAMILY IN HARWOOD HTS.

6520 W GUNNISON ST, HARWOOD HEIGHTS, IL 60706

PRESENTED BY:

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PROPERTY INFORMATION

IN THIS SECTION

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$949,900
Building Size:	4,646 SF
Available SF:	
Number of Units:	3
Price / SF:	\$204.46
Cap Rate:	3.91%
NOI:	\$37,094
Year Built:	1982
Renovated:	2010
Market:	Chicago
Submarket:	O'Hare, Harwood Heights - Chicago, IL

PROPERTY OVERVIEW

This truly unique, all brick, legal 3-unit building on a corner lot situated across the street from the golf course of Ridgemoor Country Club is the perfect investment or for the owner occupied buyer. Building is fully occupied with long term, paying tenants and has room to significantly increase the rents. Each unit has three bedrooms, 1.1 baths, living room, dining room area and eat-in kitchen. Upper two units have balconies. Appliances included are refrigerator, stove with hood and dishwasher. Units have laundry hook up. Tenants supply their own washer/dryer. All units are separately metered for gas and electric and have their own central heat and air conditioner units. Tenants pay all utilities. Owner pays for water which is included in the rent. Wonderful and easily managed turnkey investment.

PROPERTY HIGHLIGHTS

- * All Units are 3 bedroom, 1.1 bath
- * Located across the street from Ridgemoor Country Club
- * Under market rents with long time tenants

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PROPERTY DESCRIPTION

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This truly unique, all brick, legal 3-unit building on a corner lot situated across the street from the golf course of Ridgemoor Country Club is the perfect investment or for the owner occupied buyer. Building is fully occupied with long term, paying tenants and has room to significantly increase the rents. Each unit has three bedrooms, 1.1 baths, living room, dining room area and eat-in kitchen. Upper two units have balconies. Appliances included are refrigerator, stove with hood and dishwasher. Units have laundry hook up. Tenants supply their own washer/dryer. All units are separately metered for gas and electric and have their own central heat and air conditioner units. Tenants pay all utilities. Owner pays for water which is included in the rent. Wonderful and easily managed turnkey investment.

LOCATION DESCRIPTION

Harwood Heights - Chicago, IL

EXTERIOR DESCRIPTION

All Brick

INTERIOR DESCRIPTION

All units remodeled in 2010

CONSTRUCTION DESCRIPTION

Brick

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COMPLETE HIGHLIGHTS

LOCATION INFORMATION

Street Address	6520 W Gunnison St
City, State, Zip	Harwood Heights, IL 60706
County	Cook
Market	Chicago
Sub-market	O'Hare, Harwood Heights - Chicago, IL
Cross-Streets	Gunnison & Nashville
Township	Norwood Park
Side of the Street	North
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	I-90
Nearest Airport	O'Hare

BUILDING INFORMATION

NOI	\$37,094.67
Cap Rate	3.91
Occupancy %	100.0%
Number of Floors	3
Year Built	1982
Year Last Renovated	2010
Gross Leasable Area	4,646 SF
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	1

PROPERTY HIGHLIGHTS

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LOCATION INFORMATION

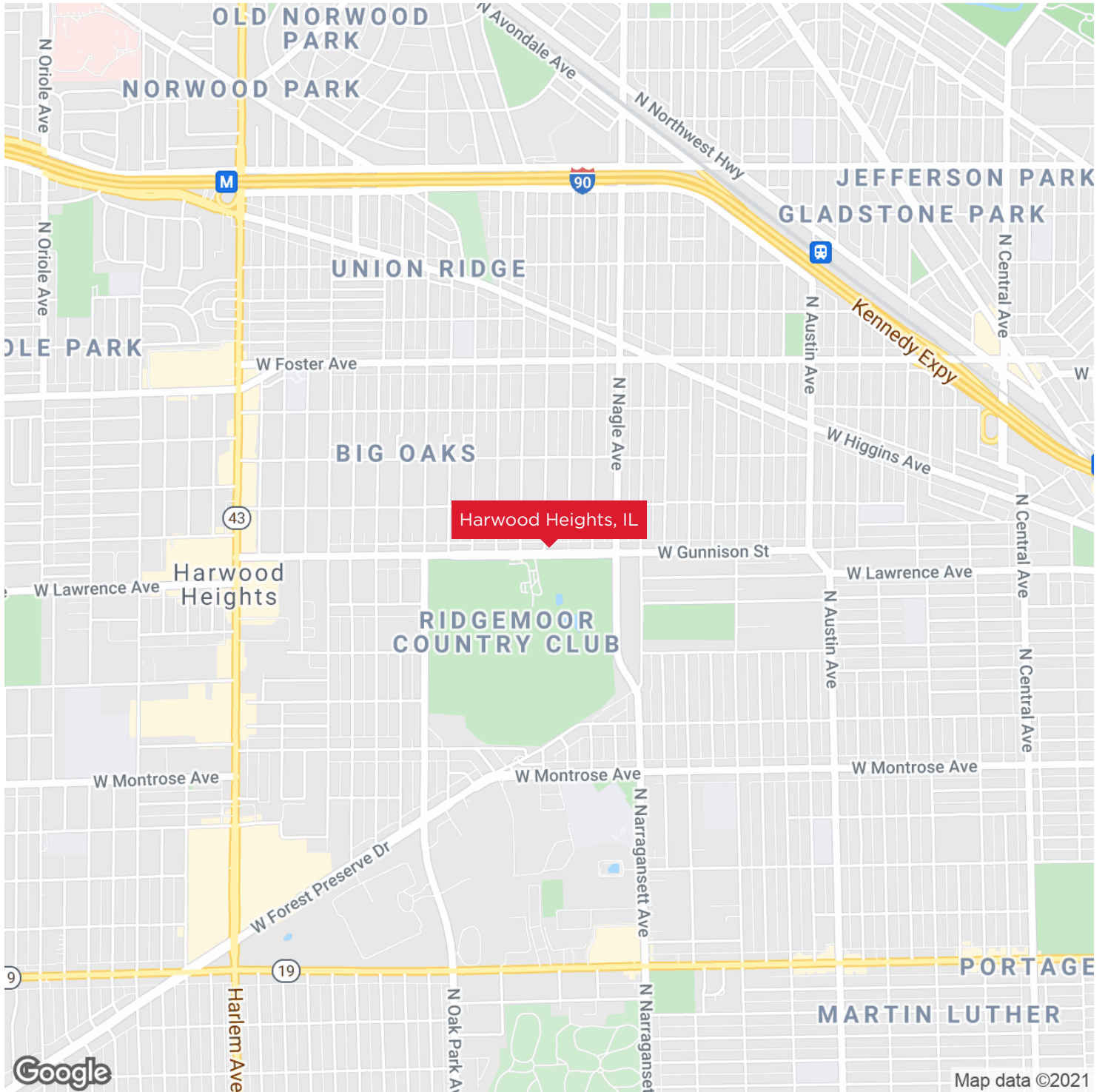
IN THIS SECTION

REGIONAL MAP

LOCATION MAP

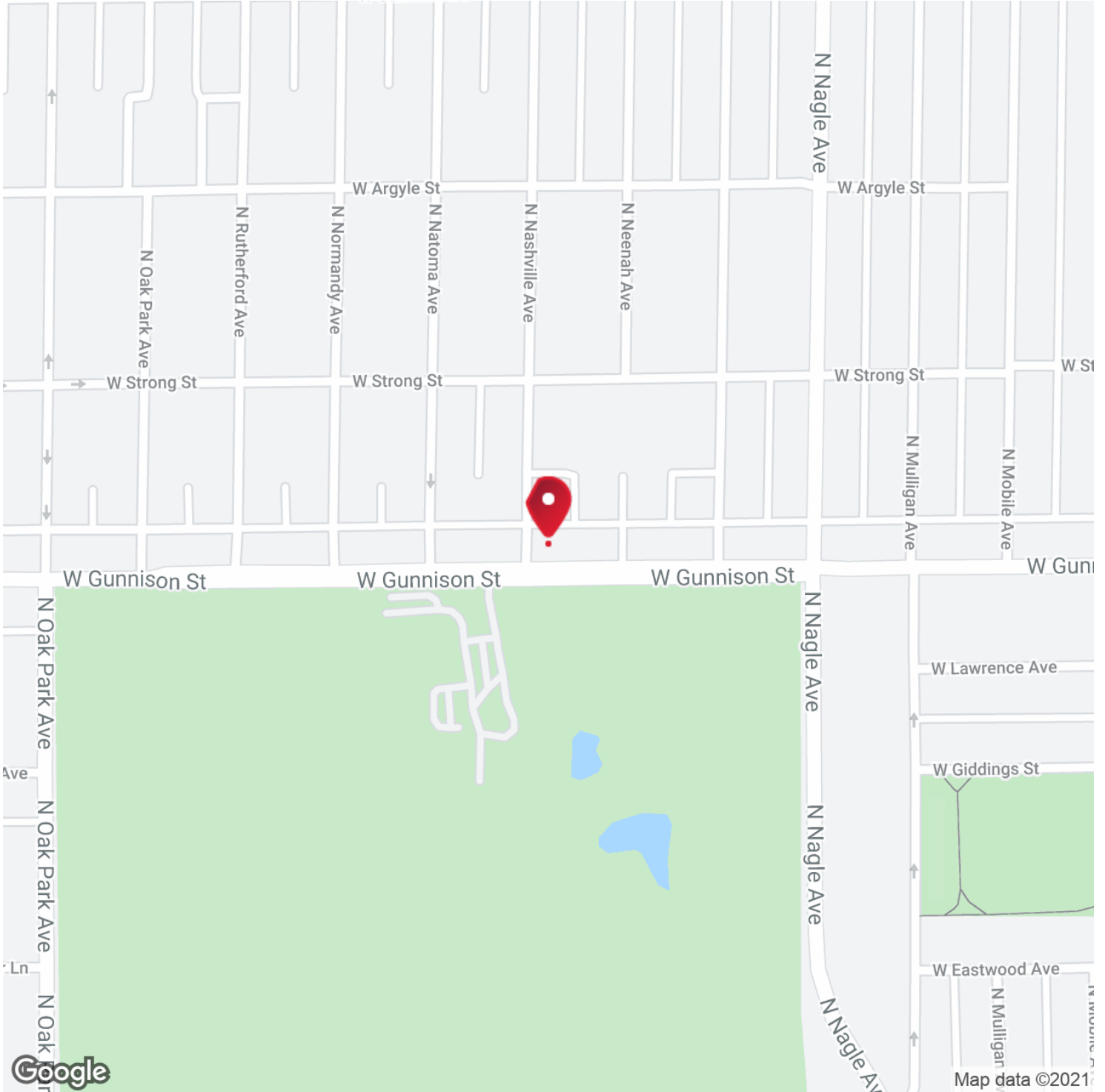
AERIAL MAP

REGIONAL MAP



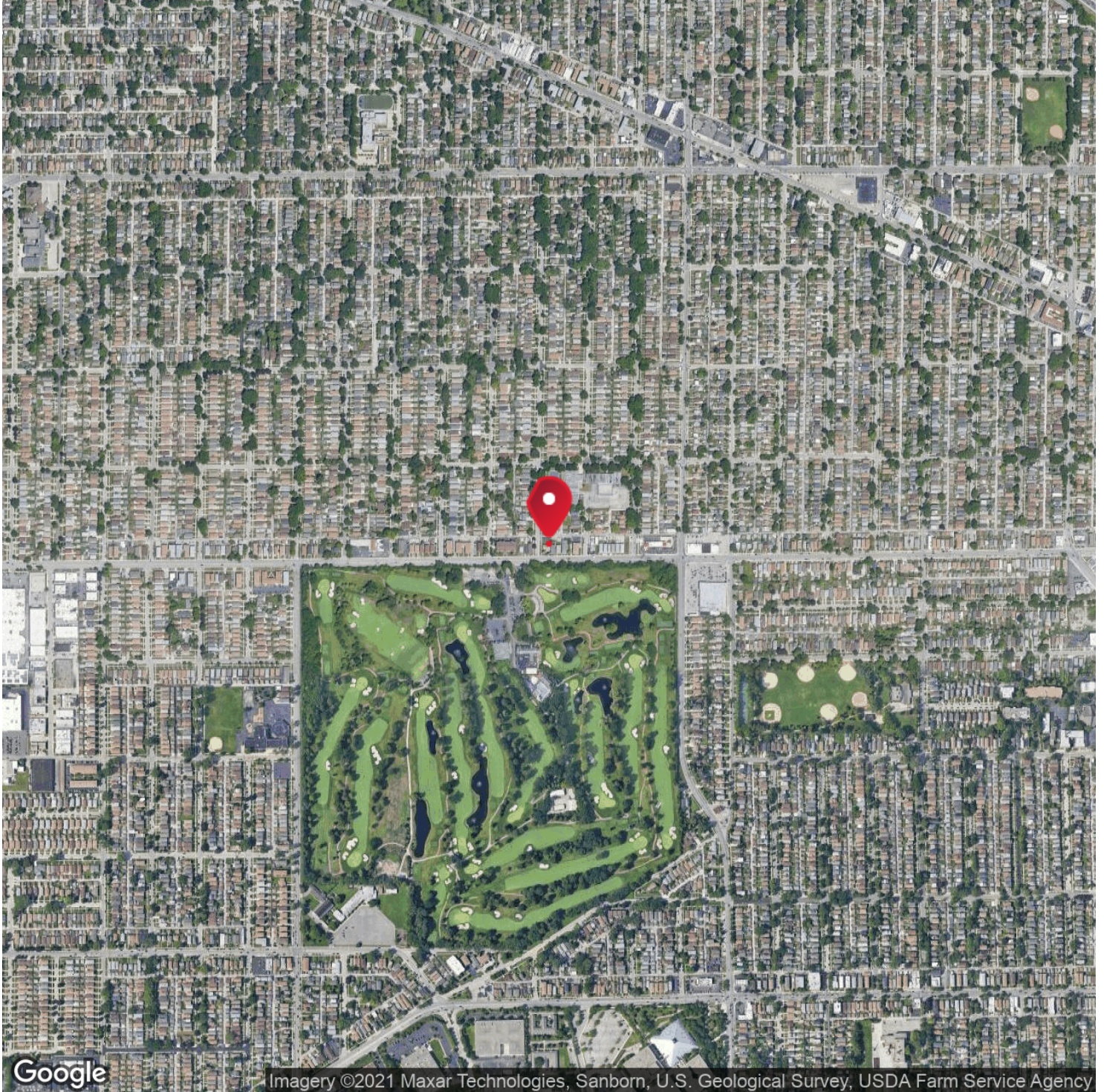
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LOCATION MAP



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AERIAL MAP



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FINANCIAL ANALYSIS

IN THIS SECTION

FINANCIAL SUMMARY
INCOME & EXPENSES
RENT ROLL

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$949,900
Price per Unit	\$316,633
GRM	18.7
CAP Rate	3.91%
Cash-on-Cash Return (yr 1)	3.91 %
Total Return (yr 1)	\$37,094
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	\$50,820
Other Income	\$0
Total Scheduled Income	\$50,820
Vacancy Cost	\$0
Gross Income	\$50,820
Operating Expenses	\$13,725
Net Operating Income	\$37,094
Pre-Tax Cash Flow	\$37,094

FINANCING DATA

Down Payment	\$949,900
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

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INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME	\$50,820
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EXPENSE SUMMARY

2020 Taxes	\$7,186
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Electricity	\$240
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Water/Garbage	\$3,885
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Insurance	\$2,414
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GROSS EXPENSES	\$13,725
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NET OPERATING INCOME	\$37,094
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/RENT ROLL

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	LEASE END	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF	SECURITY DEPOSIT
LL	3	1.1			5/22	\$1,360				\$1,150
1	3	1.1			5/22	\$1,470				\$1,350
2	3	1.1			5/22	\$1,405				\$1,250
TOTALS/AVERAGES			0			\$4,235		\$0		\$3,750

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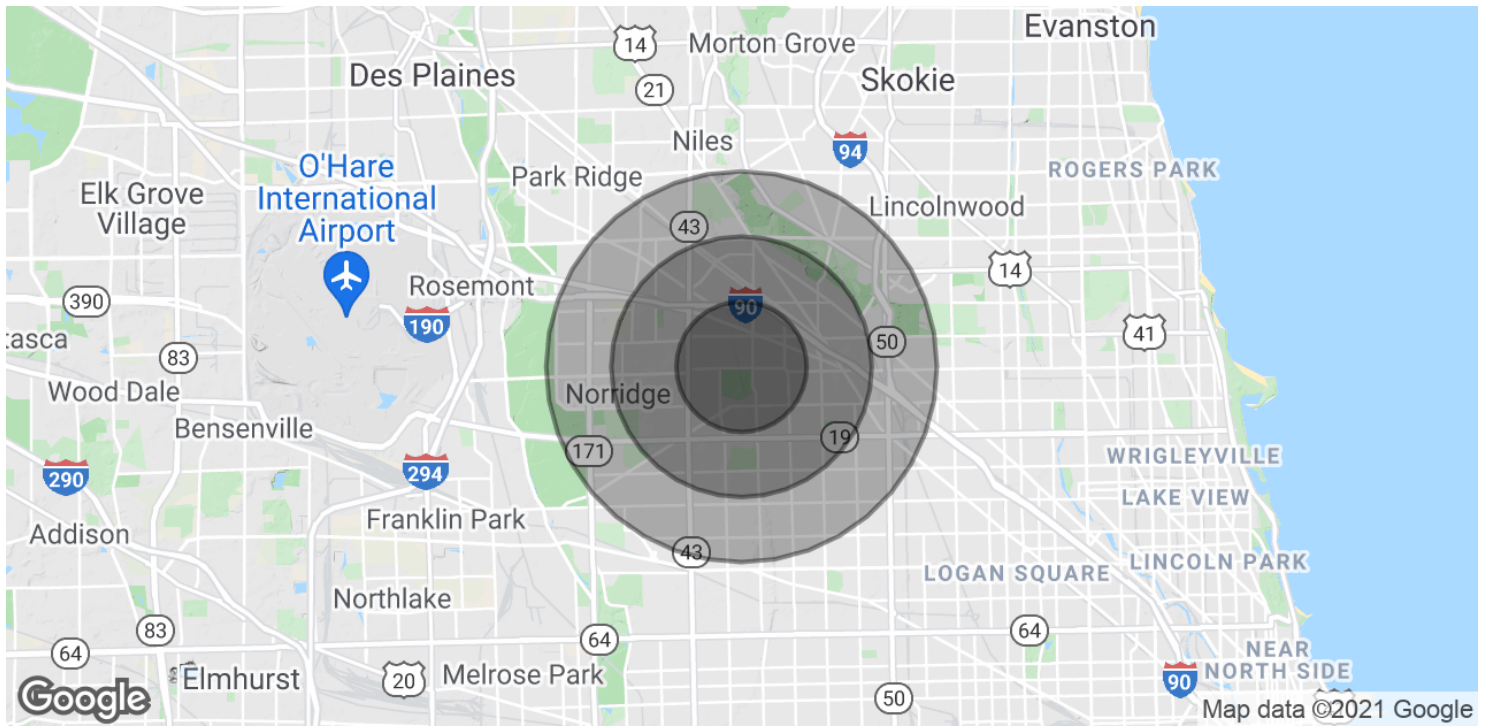
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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	31,239	133,991	294,690
Average age	40.9	41.3	39.9
Average age (Male)	38.3	38.1	37.4
Average age (Female)	42.7	43.9	42.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	11,793	50,588	108,543
# of persons per HH	2.6	2.6	2.7
Average HH income	\$69,022	\$69,394	\$70,250
Average house value	\$332,536	\$340,892	\$345,615

* Demographic data derived from 2010 US Census

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ADVISOR
BIOS

IN THIS SECTION

ADVISOR BIO 1

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