

2013 W. Roscoe St., Chicago, IL

\$1,395,000



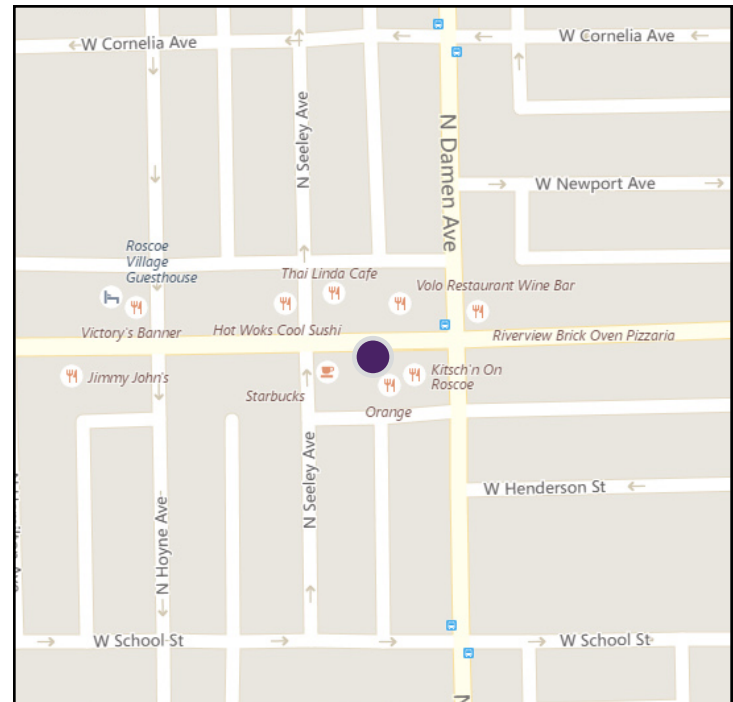
Property Highlights

- 5,265 SF mixed-use building
 - Storefront with new lease
 - Condo quality 1 bed apartment
 - Duplex 3 bed, 3 bath unit
- Prime location in Roscoe Village
- 100% leased to boutique and corporate housing company
- Est. NOI: \$96,692
- Est. Cap Rate: 6.93%
- 4 parking spaces
- Great neighborhood location close to restaurants, shopping, local business
- Land Size: 3,000 SF
- Zoning: B1-2
- Taxes (2016): \$9,858

Property Overview

A fully updated, three unit mixed-use building in the heart of Roscoe Village is available for sale. The building features two condo quality apartments and a storefront space. The 1,316 square foot storefront was recently leased to Winnie Cooper Boutique, a women's clothing and accessories store through 2022. The two apartments are fully updated with condo-quality finishes including a 3 bedroom, 3 bath duplex and a 1 bedroom unit with a private deck. Both apartments are leased to Sondor Corporate Housing through 2019.

Roscoe Village is a well-established neighborhood on the north side of Chicago. This pedestrian-friendly area features a wide variety of shopping and dining options, making the area a highly sought-after place to live. The building is close to the new Mariano's Fresh Market, DeVry University and Lane Tech High School.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	49,744	541,400	1,145,490
Households	22,204	247,074	505,307
Median Income	\$98,695	\$63,435	\$60,429

Chet Evans

Vice President

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All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.

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Est. Income Statement

Income	Monthly	Annual
3 Bedroom Duplex	\$3,300	\$39,600
1 Bedroom	\$2,200	\$26,400
Storefront Rent	\$3,333	\$40,000
Store Reimbursement	\$588	\$7,050
Total Income	\$9,421	\$113,050
Expenses		
Real Estate Taxes		\$9,858
Insurance		\$3,500
Miscellaneous		\$3,000
Total Expenses		\$16,358
Net Operating Income		\$96,692



Duplex Unit: Living & Dining Room



Duplex Unit: Dining Room



Duplex Unit: Kitchen

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Apartment Photos



Duplex Unit: Master Bedroom



Duplex Unit: Master Bath



Duplex Unit: Bedroom



Secured Parking Lot

MILLENNIUM PROPERTIES R/E

100% Leased, Updated Roscoe Village Mixed-Use Building

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Retail Storefront



Nearby Businesses:



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