

2224-26 W. 18th Pl., Chicago, IL

\$ 1,525,000



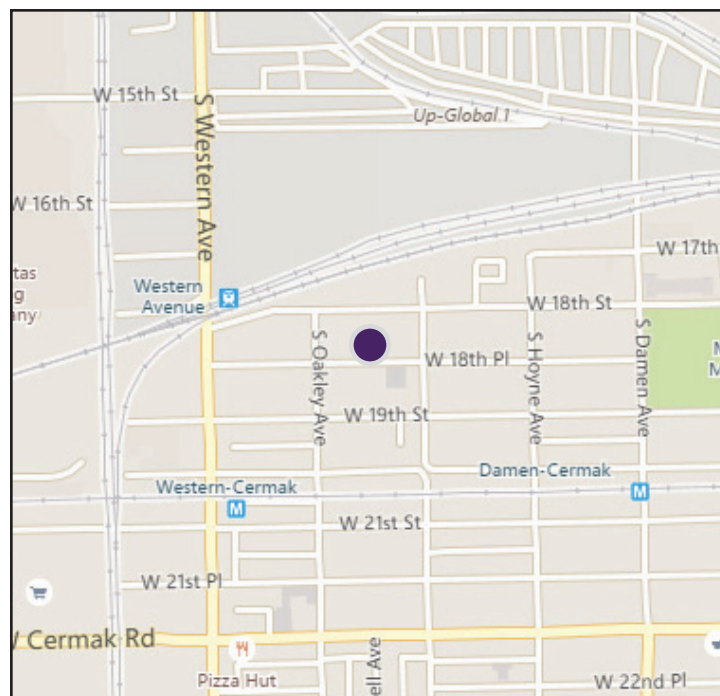
Property Highlights

- 12,900 SF multi-family property
- 12 apartment main building
 - 10 2-bedroom units
 - Two 1-bedroom units
- 4 apartment coach house
 - Three 2-bedroom units
 - One 1-bedroom unit
- 100% occupied building
- Individually metered apartments
- Est. NOI: \$120,041
- Land Area: 6,250 SF
- Zoning: RT-4
- Located in the Pilsen National Historic District
- Taxes (2015): \$15,359

Property Overview

This 12,900 square foot multi-family property with a total of 16 units is fully leased. The property features a 12 unit apartment building and a four unit coach house. There are a total of 13 2-bedroom apartments and three 1-bedroom units. Each unit has hardwood floors and is individually metered for utilities. The property generates an estimated \$120,000 in net income and has great potential in an increasingly desirable area.

On the lower west side of Chicago, this property is close to several public transportation routes, including the Western Pink Line stop. The commercial corner at Cermak and Western has several neighborhood amenities including grocery stores and restaurants.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	33,236	358,520	1,022,654
Households	10,188	127,432	394,094
Average Income	\$33,930	\$43,944	\$51,690

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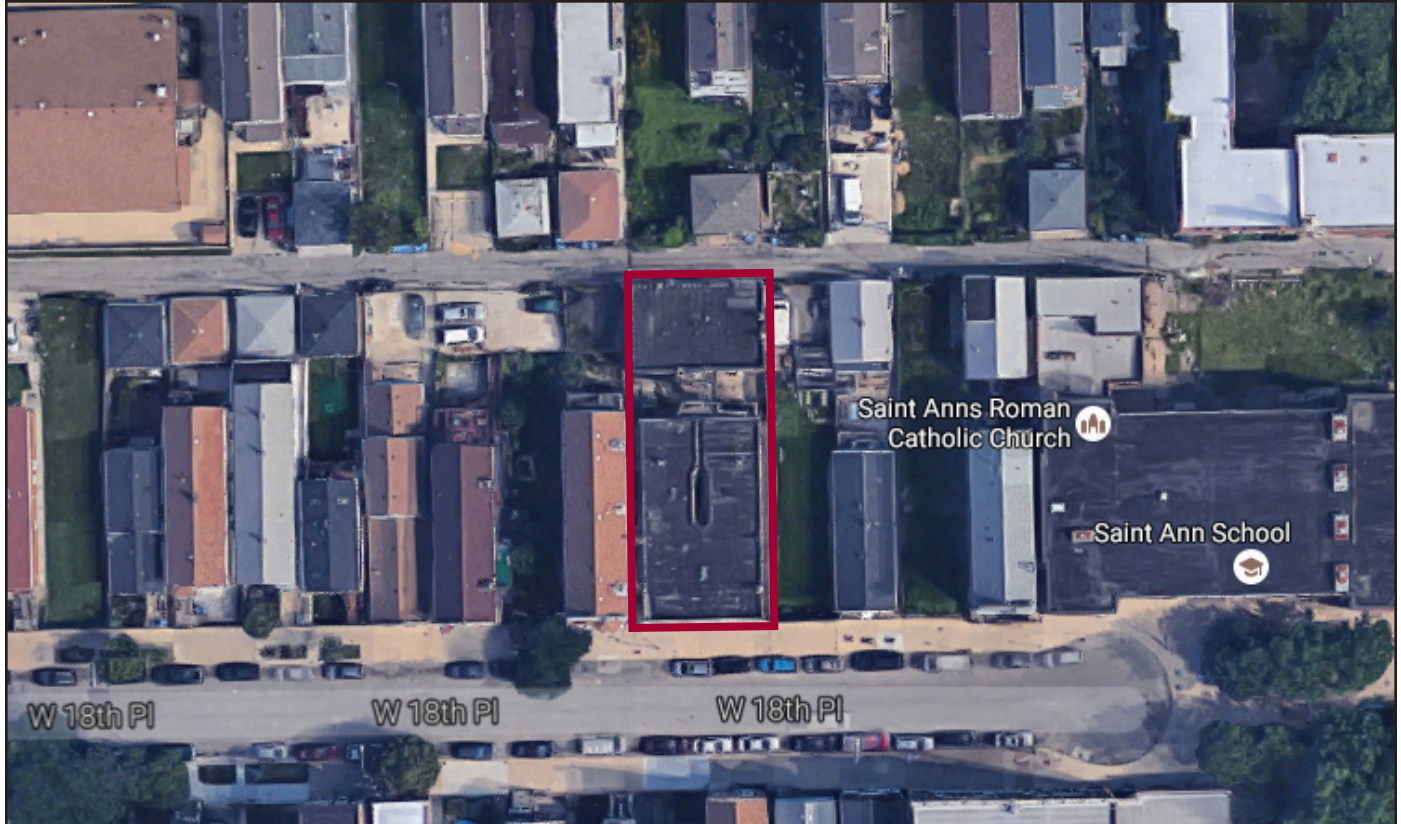
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Rent Roll

Location	Unit Size	Rent/Mo.
Main Bldg.	2 BR / 1 BA	\$800.00
Main Bldg.	1 BR / 1 BA	\$750.00
Coach House	2 BR / 1 BA	\$800.00
Coach House	1 BR / 1 BA	\$675.00
Total Monthly Rent		\$12,575.00

Income Statement

Income	Pro Forma
2 Bedroom Income	\$124,800
1 Bedroom Income	\$26,100
Total Income	\$150,900
Expenses	
Real Estate Taxes	\$(15,359)
Insurance	\$(5,000)
Scavenger	\$(1,500)
Water	\$(2,800)
Common Area Expenses	\$(1,200)
Maintenance	\$(5,000)
Total Expenses	\$(30,859)
Net Operating Income	\$120,041



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