

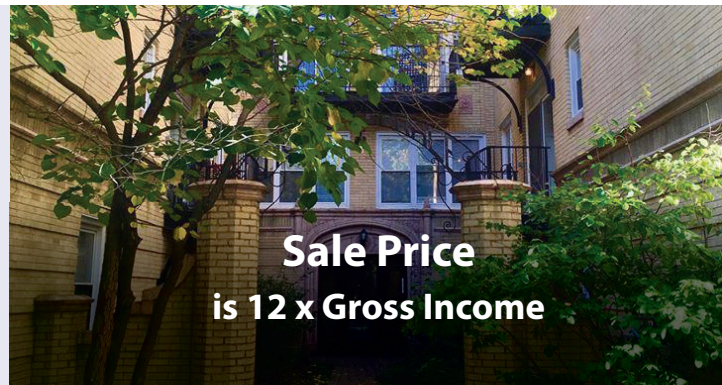
Apartment Building for Sale 7340 N. Hoyne Ave., Chicago, IL

\$8,400,000



Unit Qty	# of Bedrooms	Rent Range
3	S	\$966-\$981
8	1B	\$1,214-\$1,250
25	2B	\$1,193-\$1,475
8	3B	\$1,395-\$1,544

44 Units | 88.6% Occupied!



Projected Income and Expense Analysis

Monthly Income @ 100% occupied	=	\$58,398
Annual Income @ 100% occupied	=	\$700,776
Gross Annual Income @ 95% occupied	=	\$665,740
Annual Expenses	=	\$238,750
Net Income	=	\$426,990

Projected Return on Investment (assume 75% loan @ 3.5% interest)

Loan Payment	=	\$339,480
Cash Flow	=	\$87,510
ROI	=	4.2%
ROI (interest only loan)	=	9.8%

Wilmette Real Estate & Management Co.

Contact Cameel Halim | 847-212-8525 | cmlabd@aol.com

Cooperative Broker to receive commission in the amount of 0.75% of sale price provided they file confidential agreement with Wilmette Real Estate & Management Co. and the transaction is closed.

All information, calculations, and projections contained herein are deemed to be accurate, but accuracy is not guaranteed. Projections on income, return on investment, etc. are intended for illustrative purposes only. Any prospective buyer should consult with a professional in the respective real estate, tax, accounting, legal, or other professional area before making any decisions with respect to the property described herein.

Projected Income

Apt #	Size	Lease End Date	Rent
7340-1	2B	01/31/22	\$1,293.00
7340-2	2B	05/31/22	\$1,293.00
7340-3	2B	12/31/22	\$1,200.00
7340-G	1B	01/31/23	\$1,214.00
7342-1	2B		\$1,431.00
7342-2	2B	01/31/22	\$1,431.00
7342-3	2B	06/30/21	\$1,416.00
7342-G	2B		\$1,376.00
7344-1	2B	09/30/21	\$1,475.00
7344-2	2B	01/31/22	\$1,423.00
7344-3	2B	05/31/23	\$1,274.00
7344-G	3B	01/31/23	\$1,395.00
7346-1	2B	01/31/22	\$1,431.00
7346-2	2B	01/31/22	\$1,431.00
7346-3	2B		\$1,416.00
7346-G	2B	05/31/21	\$1,193.00
7348-1	S	01/31/22	\$981.00
7348-2	S		\$981.00
7348-3	S	01/31/23	\$966.00
7350-1	1B	07/31/22	\$1,100.00
7350-2	1B	12/31/20	\$970.00
7350-3	1B	01/31/22	\$953.00
7352-1	2B	05/31/21	\$1,287.00
7352-2	2B	10/31/21	\$1,287.00
7352-3	2B		\$1,416.00
7352-G	3B	01/31/22	\$1,344.00
7354-1	3B	01/31/20	\$1,446.00
7354-2	3B	04/30/22	\$1,500.00
7354-3	3B	05/31/22	\$1,500.00
7354-G	2B	11/30/20	\$1,400.00
7356-1	1B	01/31/23	\$1,272.00
7356-2	1B	05/31/21	\$1,280.00
7356-3	1B	01/31/23	\$1,262.00

Apt #	Size	Lease End Date	Rent
7358-1	2B	10/31/21	\$1,410.00
7358-2	2B	01/31/23	\$1,391.00
7358-3	2B	01/31/23	\$1,376.00
7360-1	3B	05/31/22	\$1,544.00
7360-2	3B	04/30/21	\$1,220.00
7360-3	3B	12/31/20	\$1,456.00
7360-G	2B	01/31/22	\$1,376.00
7362-1	2B	01/31/22	\$1,400.00
7362-2	2B	12/31/22	\$1,338.00
7362-3	2B	05/31/23	\$1,410.00
7362-G	1B	01/31/23	\$1,250.00
Total: \$57,808.00			
Miscellaneous Income:			\$590.00
Grand Total: \$58,398.00			

Projected Expenses	
Taxes (actual)	\$55,171
Insurance (\$175/unit)	\$7,700
Utilities & Trash Removal (\$273/unit)	\$12,012
Pest Control (\$45/unit)	\$1,980
Janitorial (\$600/unit)	\$26,400
Repairs & Maintenance (\$300/unit)	\$13,200
Cleaning & Painting (\$170/unit)	\$7,480
Administrative (\$80/unit)	\$3,520
Miscellaneous	\$80,315
Management Fees (3%)	\$19,972
Capital Reserves (\$250/unit)	\$11,000
Grand Total:	\$238,750