

# Apartment Building for Sale 5900 N. Kenmore, Chicago, IL

# \$8,000,000



Unit Type	Quantity	Rent Range
1B	7	\$1,150 - \$1,360
2B/4	1	\$1,171
2B/4 (Rehabbed)	23	\$1,328 - \$1,474
2B/5	2	\$1,761
2B/5 (Rehabbed)	4	\$1,836 - \$2,050

**37 Units**

## Wilmette Real Estate & Management Co.

Contact Cameel Halim | 847-212-8525 | [cmlabd@aol.com](mailto: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
5900-G1	1B	03/31/26	\$1,150.00
5900-A1	2B/5	05/31/24	\$1,836.00
5900-B1	2B/5	03/31/24	\$1,761.00
5900-C1	2B/5	09/30/24	\$2,050.00
5900-A2	2B/4	10/31/24	\$1,443.00
5900-B2	2B/4	01/31/25	\$1,443.00
5900-C2	2B/4	09/30/25	\$1,470.00
5902-A3	2B/4	12/31/24	\$1,467.00
5902-B3	2B/4	01/31/25	\$1,328.00
5902-C3	2B/4	09/30/25	\$1,470.00
5902-A4	2B/4	11/30/25	\$1,470.00
5902-B4	2B/4	01/31/25	\$1,432.00
5902-C4	2B/4	06/30/24	\$1,470.00
5904-A5	2B/4	06/30/25	\$1,422.00
5904-B5	2B/4	07/31/24	\$1,474.00
5904-C5	2B/4	08/31/24	\$1,328.00
5904-A6	1B	04/30/26	\$1,360.00
5904-B6	1B	02/28/25	\$1,262.00
5904-C6	1B	07/31/24	\$1,260.00
5906-A7	1B	11/30/25	\$1,360.00
5906-B7	1B	10/31/25	\$1,360.00
5906-C7	1B	01/31/25	\$1,281.00
5906-A8	2B/4	01/31/24	\$1,373.00

Apt #	Size	Lease End Date	Rent
5906-B8	2B/4	01/31/25	\$1,347.00
5906-C8	2B/4	12/31/24	\$1,467.00
5908-A9	2B/4	03/31/23	\$1,474.00
5908-B9	2B/4	01/31/25	\$1,171.00
5908-C9	2B/4	01/31/25	\$1,408.00
5908-A10	2B/4	07/31/23	\$1,474.00
5908-B10	2B/4	05/31/25	\$1,467.00
5908-C10	2B/4	05/31/25	\$1,467.00
5910-A11	2B/4	06/30/24	\$1,350.00
5910-B11	2B/4	01/31/25	\$1,432.00
5910-C11	2B/4	09/30/25	\$1,467.00
5910-A12	2B/5	01/31/25	\$1,764.00
5910-B12	2B/5	09/30/24	\$2,050.00
5910-C12	2B/5	05/31/25	\$1,952.00
<b>Total: \$54,560</b>			
Miscellaneous Income:			\$900.00
<b>Grand Total: \$55,460.00</b>			

**Projected Expenses**

Taxes (actual)	\$68,627
Insurance)	\$8,300
Utilities & Trash Removal	\$53,800
Trash	\$20,800
Pest Control	\$900
Janitorial	\$45,700
Repairs & Maintenance	\$8,500
Cleaning & Painting	\$4,900
<b>Grand Total</b>	<b>\$211,527</b>

*\* Note: These expenses are only assumed. Actual expenses will depend on owner expertise.*