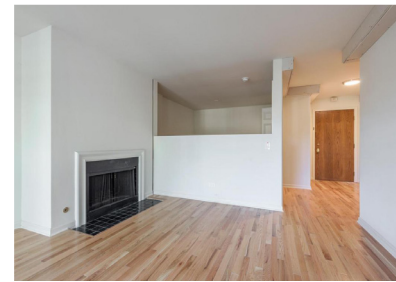
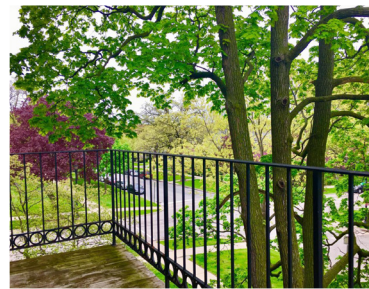


# Apartment Building for Sale

## 1700 Hinman Ave, Evanston, IL

# \$25,000,000



Unit Qty	# of Rooms	# of BRs	# of Baths	Rent Range
9	5	4	2	\$2,800-\$4,300/mo
9	5	3	2	\$2,800-\$4,300/mo
11	5	2	2	\$2,800-\$4,300/mo
7	4	3	2	\$2,700-\$4,000/mo
3	4	2	2	\$2,700-\$4,000/mo
3	4	1	1	\$2,700-\$2,900/mo
2	3	1	1	\$1,200-\$2,200/mo

**44 Units | 100% Occupied!**

**57 Parking Spaces - 44 Indoor & 13 Outdoor**



**Sale Price  
is 12.8x  
Gross  
Income**

### Projected Income and Expense Analysis

Monthly Income @ 100% occupied	=	\$162,540
Annual Income @ 100% occupied	=	\$1,950,480
Gross Annual Income @ 95% occupied	=	\$1,852,956
Annual Expenses	=	\$427,105
<b>Net Income</b>	=	<b>\$1,425,851</b>

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

Loan Payment	=	\$1,010,000
Cash Flow	=	\$496,000
ROI	=	6.7%
<b>ROI (interest only loan)</b>	=	<b>12.3%</b>

## Wilmette Real Estate & Management Co.

**Contact Cameel Halim | 847-212-8525 | [chalim@wrechicago.com](mailto:chalim@wrechicago.com)**

Cooperative Broker to receive commission in the amount of \$100,000 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

## 1700 Hinman

Apt #	Size	Lease End Date	Rent
2A	4B	08/31/21	\$4,000.00
2B	4B	08/31/21	\$4,000.00
2C	4B	08/31/21	\$3,400.00
2D	4B	08/31/21	\$3,400.00
2E	4B	08/31/22	\$3,450.00
2F	3B	08/31/21	\$3,300.00
2G	4B	08/31/21	\$3,400.00
2H	2B	08/31/21	\$2,200.00
3A	3B	08/31/21	\$2,200.00
3B	4B	08/31/21	\$4,000.00
3C	4B	07/31/21	\$3,800.00
3D	4B	08/31/21	\$3,400.00
3E	4B	08/31/21	\$3,800.00
3F	3B	08/31/21	\$3,300.00
3G	4B	08/31/21	\$3,400.00
3H	2B	08/31/21	\$2,200.00
4A	4B	08/31/21	\$4,300.00
4B	4B	08/31/21	\$4,300.00
4C	4B	08/31/21	\$2,800.00
4D	4B	08/31/21	\$3,800.00
4E	4B	08/31/21	\$3,000.00
4F	3B	08/31/21	\$4,000.00
4G	3B	08/31/21	\$3,200.00
Total:			\$78,650.00
Misc :			\$2,600.00
Parking:			\$3,480.00
<b>Grand Total:</b>			<b>\$84,730.00</b>

## 1740 Hinman

Apt #	Size	Lease End Date	Rent
2C	3B	08/31/21	\$2,700.00
3C	3B	08/31/21	\$2,700.00
4C	3B	08/31/21	\$2,700.00
2G	3B	08/31/22	\$3,000.00
2F	3B	08/31/21	\$3,050.00
3F	3B	08/31/21	\$3,100.00
4G	3B	08/31/21	\$3,200.00
4F	3B	08/31/21	\$3,300.00
3G	3B	08/31/21	\$3,400.00
3D	4B	08/31/21	\$3,000.00
4D	4B	08/31/21	\$3,000.00
2E	4B	08/31/21	\$3,400.00
3E	4B	08/31/21	\$3,400.00
4E	4B	08/31/21	\$3,400.00
2D	4B	08/31/21	\$3,800.00
2B	4B	08/31/21	\$3,950.00
2A	4B	08/31/21	\$4,200.00
3A	4B	08/31/21	\$4,200.00
4A	4B	08/31/21	\$4,200.00
4B	4B	08/31/21	\$4,200.00
3B	4B	08/31/21	\$4,300.00
Total:			\$72,200.00
Misc :			\$2,400.00
Parking:			\$3,210.00
<b>Grand Total:</b>			<b>\$77,810.00</b>

Projected Expenses	
Real Estate Taxes Escrow	\$205,105.00
Insurance	\$15,257.85
Natural Gas	\$6,871.01
Electric	\$10,780.00
Water (and Sewer if combined)	\$27,000.00
Elevator Maintenance Service	\$2,638.89
Fire Alarm Service	\$1,416.00
Pest Control/Extermination	\$170.00
Scavenger/Trash Removal	\$8,003.72
Payroll	\$40,017.02
Repair & Maintenance:	\$10,245.84
Make Ready/Painting & Decorating:	\$3,708.42
Landscaping	\$15,780.00
Snow Removal	\$2,830.00
Advertising	\$8,353.50
General & Administrative	\$2,339.85
Management Fee	\$55,588.68
Reserves	\$11,000.00
<b>Grand Total:</b>	<b>\$427,105.78</b>
Appliance (new/replacement)	\$3,457.08
Glass	\$4,345.00
Heating & Air Conditioning	\$17,550.20
Roofing & Gutters	\$6,266.63
Refund of Deposit	\$4,735.00
<b>Non-Recurring/CI:</b>	<b>\$36,353.91</b>