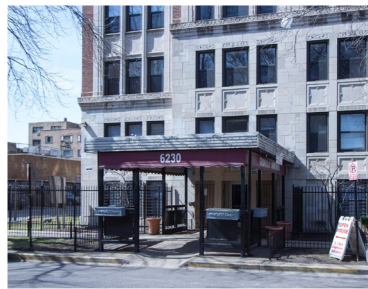


# Apartment Building for Sale 6230 N. Kenmore, Chicago, IL

# \$35,000,000



Unit Qty	# of Bedrooms	Rent Range
2	S	\$870-\$875/month
3	1B	\$1,173/month
70	2B	\$1,272-\$1,690/month
41	3B	\$1,730-\$2,280/month
18	4B	\$1,990-\$2,290/month

**134 Units | 100% Occupied!**



### Projected Income and Expense Analysis

Monthly Income @ 100% occupied	=	\$234,967
Annual Income @ 100% occupied	=	\$2,819,604
Gross Annual Income @ 95% occupied	=	\$2,678,624
Annual Expenses	=	\$817,045
<b>Net Income</b>	=	<b>\$1,861,579</b>

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

Loan Payment	=	\$1,414,000
Cash Flow	=	\$448,000
ROI	=	5.1%
<b>ROI (interest only loan)</b>	=	<b>10.8%</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

Apt #	Size	Lease End Date	Rent
305	1B	05/31/21	\$1,173.00
306	1B	05/31/21	\$1,173.00
1704	1B	05/31/21	\$1,173.00
1004	2B	05/31/21	\$1,272.00
101	2B	05/31/21	\$1,329.00
506	2B	06/30/21	\$1,333.00
106	2B	06/30/21	\$1,383.00
804	2B	01/31/22	\$1,384.00
103	2B	07/31/22	\$1,393.00
105	2B	01/31/21	\$1,393.00
503	2B	05/31/22	\$1,394.00
1006	2B	09/30/21	\$1,400.00
203	2B	06/30/21	\$1,413.00
204	2B	07/31/21	\$1,413.00
205	2B	07/31/21	\$1,413.00
303	2B	07/31/21	\$1,413.00
304	2B	06/30/21	\$1,413.00
403	2B	07/31/21	\$1,413.00
404	2B	05/31/21	\$1,413.00
505	2B	05/31/21	\$1,413.00
603	2B	07/31/21	\$1,413.00
604	2B	05/31/21	\$1,413.00
605	2B	06/30/21	\$1,413.00
703	2B	07/31/21	\$1,413.00
705	2B	07/31/21	\$1,413.00
706	2B	05/31/21	\$1,413.00
904	2B	05/31/21	\$1,413.00
1106	2B	01/31/21	\$1,413.00
1503	2B	12/31/21	\$1,413.00
1606	2B	05/31/21	\$1,430.00
206	2B	07/31/21	\$1,433.00
405	2B	07/31/21	\$1,433.00
1204	2B	05/31/21	\$1,450.00
406	2B	07/31/21	\$1,463.00
504	2B	01/31/21	\$1,463.00
606	2B	05/31/21	\$1,463.00
704	2B	06/30/21	\$1,463.00
1304	2B	05/31/21	\$1,463.00
1404	2B	05/31/21	\$1,463.00
1406	2B	05/31/21	\$1,463.00
1504	2B	07/31/21	\$1,463.00
1403	2B	06/30/21	\$1,470.00
1306	2B	04/30/21	\$1,490.00
1104	2B	07/31/21	\$1,493.00
1604	2B	04/30/21	\$1,493.00
1706	2B	05/31/21	\$1,493.00
806	2B	07/31/21	\$1,496.00
1506	2B	05/31/21	\$1,496.00
1206	2B	07/31/21	\$1,498.00

Apt #	Size	Lease End Date	Rent
803	2B	05/31/21	\$1,513.00
805	2B	05/31/21	\$1,513.00
903	2B	07/31/21	\$1,513.00
1003	2B	07/31/21	\$1,513.00
1005	2B	07/31/21	\$1,513.00
1203	2B	07/31/21	\$1,513.00
1305	2B	07/31/21	\$1,513.00
1505	2B	06/30/21	\$1,513.00
1605	2B	05/31/21	\$1,513.00
1703	2B	07/31/21	\$1,533.00
1303	2B	07/31/21	\$1,543.00
905	2B	01/31/21	\$1,553.00
1405	2B	05/31/21	\$1,553.00
1603	2B	05/31/21	\$1,553.00
1705	2B	05/31/21	\$1,553.00
1103	2B	07/31/22	\$1,613.00
1205	2B	05/31/22	\$1,613.00
906	2B	05/31/22	\$1,630.00
1702	2B	12/31/22	\$1,632.00
1402	2B	05/31/21	\$1,640.00
1508	2B	07/31/21	\$1,650.00
1708	2B	05/31/21	\$1,650.00
1105	2B	06/30/22	\$1,650.00
1502	2B	01/31/21	\$1,690.00
1407	3B	06/30/21	\$1,730.00
507	3B	05/31/21	\$1,735.00
708	3B	08/31/21	\$1,780.00
1408	3B	07/31/21	\$1,830.00
1507	3B	07/31/21	\$1,830.00
1607	3B	06/30/21	\$1,830.00
1608	3B	07/31/21	\$1,830.00
307	3B	05/31/21	\$1,830.00
1707	3B	08/31/21	\$1,930.00
201	3B	07/31/21	\$1,930.00
202	3B	07/31/21	\$1,930.00
301	3B	07/31/21	\$1,930.00
302	3B	07/31/21	\$1,930.00
401	3B	07/31/21	\$1,930.00
402	3B	07/31/21	\$1,930.00
501	3B	07/31/21	\$1,930.00
502	3B	07/31/21	\$1,930.00
601	3B	07/31/21	\$1,930.00
602	3B	05/31/21	\$1,930.00
702	3B	05/31/21	\$1,930.00
1207	3B	07/31/21	\$1,930.00
1501	3B	08/31/21	\$1,930.00
308	3B	07/31/21	\$1,980.00
701	3B	07/31/21	\$1,980.00
801	3B	05/31/21	\$1,980.00

Apt #	Size	Lease End Date	Rent
607	3B	07/31/21	\$2,030.00
802	3B	07/31/21	\$2,030.00
901	3B	07/31/21	\$2,030.00
902	3B	07/31/21	\$2,030.00
1001	3B	05/31/22	\$2,030.00
1201	3B	07/31/21	\$2,030.00
1202	3B	07/31/21	\$2,030.00
1301	3B	06/30/21	\$2,030.00
1302	3B	07/31/21	\$2,030.00
1602	3B	07/31/21	\$2,030.00
1701	3B	05/31/21	\$2,030.00
508	4B	07/31/21	\$2,090.00
1002	3B	07/31/21	\$2,090.00
1101	3B	07/31/21	\$2,090.00
1102	3B	07/31/21	\$2,090.00
1401	3B	06/30/21	\$2,090.00
1601	3B	07/31/21	\$2,090.00
1107	4B	05/31/21	\$2,190.00
1007	4B	07/31/21	\$2,280.00
207	4B	07/31/21	\$1,990.00
608	4B	08/31/21	\$1,990.00
408	4B	06/30/21	\$2,080.00
208	4B	07/31/21	\$2,090.00
407	4B	07/31/21	\$2,090.00
707	4B	07/31/21	\$2,090.00
807	4B	08/31/21	\$2,090.00
808	4B	07/31/21	\$2,190.00
907	4B	07/31/21	\$2,190.00
908	4B	07/31/21	\$2,190.00
1008	4B	07/31/21	\$2,290.00
1108	4B	05/31/22	\$2,290.00
1208	4B	07/31/21	\$2,290.00
1307	4B	07/31/21	\$2,290.00
1308	4B	07/31/21	\$2,290.00
104	S	06/30/21	\$870.00
102	S	01/31/21	\$875.00
<b>Total:</b>			<b>\$227,753.00</b>
Antenna Income:			\$1,714.00
Laundry:			\$1,800.00
Miscellaneous Income:			\$800.00
Late/NSF Fees:			\$700.00
Move-Out Charges:			\$700.00
Application Fees:			\$600.00
Collections:			\$400.00
Transfer Fees:			\$200.00
Cancellation Fees:			\$200.00
Extension Fees:			\$100.00
<b>Grand Total:</b>			<b>\$234,967.00</b>

Projected Expenses	
Real Estate Taxes Escrow	\$207,936.00
Insurance	\$21,974.28
Natural Gas	\$35,800.00
Electric	\$19,915.04
Water (and Sewer if combined)	\$52,747.07
Elevator Maintenance Service	\$21,717.71
Pest Control/Extermination	\$1,705.65
Scavenger/Trash Removal	\$16,179.02
Payroll	\$244,327.99
Repair & Maintenance:	\$35,791.20
Make Ready/Painting & Decorating:	\$11,026.71
Landscaping	\$1,323.86
Advertising	\$15,330.52
General & Administrative	\$29,297.27
Management Fee	\$64,473.21
Reserves	\$37,500.00
<b>Grand Total:</b>	<b>\$817,045.53</b>
Appliance (new/replacement)	\$12,764.12
Boilers	\$529.50
Bricks	\$1,200.00
Cabinets	\$6,154.46
Carpentry	\$18,942.54
Countertops	\$6,178.00
Doors & Locks	\$858.57
Roofing & Gutters	\$18,319.28
Refund of Deposit	\$8,754.52
<b>Non-Recurring/CI:</b>	<b>\$73,700.99</b>