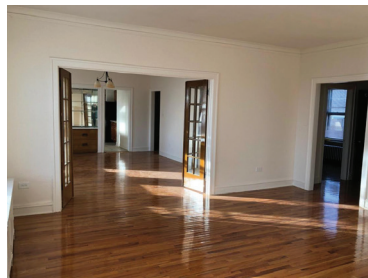
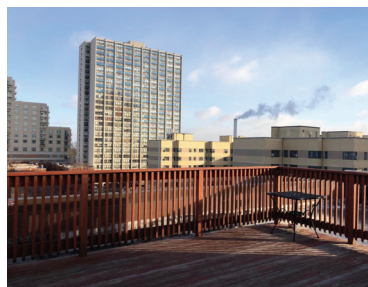


Apartment Building for Sale

915 W. Carmen Ave., Chicago, IL

\$6,600,000



Unit Type	Quantity	Rent Range
Studios	45	\$667-\$979
1B	11	\$1,007-\$1,086
Penthouse	1	\$3000

57 Units



Projected Income and Expense Analysis

Monthly Income @ 100% occupied	=	\$50,030
Annual Income @ 100% occupied	=	\$600,360
Gross Annual Income @ 95% occupied	=	\$570,340
Annual Expenses	=	\$235,299
Net Income	=	\$335,040

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

Loan Payment	=	\$266,730
Cash Flow	=	\$68,310
ROI	=	4.1%
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
GARDEN	1B	12/31/22	\$1,032.00
101	SKD	01/31/22	\$735.00
102	SKD	01/31/22	\$735.00
103	S	01/31/22	\$667.00
104	SKD	04/30/22	\$757.00
105	S	01/31/22	\$686.00
201	1B	01/31/22	\$1,046.00
202	1B	05/31/22	\$1,026.00
203	SKD	09/30/22	\$845.00
204	SKD		\$802.00
205	S	01/31/22	\$806.00
206	SKD	02/28/22	\$937.00
207	S	02/28/22	\$845.00
208	S	03/31/22	\$845.00
209	SKD	04/30/22	\$950.00
210	S	02/28/22	\$845.00
301	1B	01/31/22	\$1,056.00
302	1B	01/31/22	\$1,056.00
303	SKD	01/31/22	\$865.00
304	SKD		\$852.00
305	S	01/31/22	\$797.00
306	SKD	01/31/22	\$856.00
307	S	02/28/22	\$855.00
308	S	12/31/22	\$797.00
309	SKD	01/31/22	\$887.00
310	S	01/31/22	\$815.00
401	1B	12/31/22	\$1,056.00
402	1B	01/31/22	\$1,056.00
403	SKD	01/31/22	\$895.00
404	SKD	08/31/22	\$867.00
405	S	02/28/22	\$811.00
406	SKD	06/30/22	\$857.00
407	S	12/31/21	\$906.00
408	S	01/31/22	\$866.00
409	SKD	05/31/23	\$818.00
410	S	01/31/22	\$810.00
501	1B	05/31/22	\$1,071.00

Apt #	Size	Lease End Date	Rent
502	1B	06/30/22	\$1,075.00
503	SKD	05/31/22	\$885.00
504	SKD	01/31/22	\$897.00
505	S	01/31/22	\$809.00
506	SKD	01/31/22	\$872.00
507	S	02/28/22	\$821.00
508	S	11/30/22	\$826.00
509	SKD	11/30/21	\$852.00
510	S	02/28/22	\$900.00
601	1B	12/31/22	\$1,086.00
602	1B	01/31/22	\$1,007.00
603	SKD	01/31/22	\$925.00
604	SKD	05/31/22	\$892.00
605	S	01/31/22	\$841.00
606	SKD	01/31/22	\$906.00
607	S	02/28/22	\$942.00
608	S	02/28/22	\$900.00
609	SKD	01/31/22	\$867.00
610	S	06/30/22	\$979.00
PENTHOUSE	4B	05/31/23	\$3,000.00
Total: \$52,690.00			
Laundry:			\$220.00
Miscellaneous Income:			\$120.00
Grand Total: \$53,030.00			

Projected Expenses	
Taxes (actual)	\$44,329
Insurance (\$175/unit)	\$9,975
Utilities & Trash Removal (\$273/unit)	\$15,561
Elevator Maintenance Service	\$5,335
Pest Control (\$45/unit)	\$2,565
Janitorial (\$600/unit)	\$34,200
Repairs & Maintenance (\$300/unit)	\$17,100
Cleaning & Painting (\$170/unit)	\$9,690
Administrative (\$80/unit)	\$4,560
Miscellaneous	\$60,624
Management Fees (3%)	\$17,110
Capital Reserves (\$250/unit)	\$14,250
Grand Total	\$235,299