

Apartment Building for Sale 5036 N. Sheridan Rd., Chicago, IL

\$9,100,000



Unit Type	Quantity	Rent Range
SS	1	\$670
S	44	\$804-\$979
1B	24	\$1,205
Store 1	1	\$1,400
Store 2	1	\$2,000

71 Units



**Sale Price
is 11 x Gross Income**

Projected Income and Expense Analysis

Monthly Income @ 100% occupied	=	\$68,911
Annual Income @ 100% occupied	=	\$826,932
Gross Annual Income @ 95% occupied	=	\$785,590
Annual Expenses	=	\$294,639
Net Income	=	\$490,950

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

Loan Payment	=	\$367,770
Cash Flow	=	\$123,180
ROI	=	5.4%
ROI (interest only loan)	=	11.1%

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
101	1B	01/31/22	\$904.00
102	SK	12/31/21	\$852.00
103	S		\$815.00
104	S	01/31/22	\$804.00
105	SK	12/31/22	\$841.00
106	1B	01/31/22	\$955.00
107	SS	07/31/22	\$670.00
201	1B	01/31/22	\$1,099.00
202	SK	10/31/21	\$862.00
203	S		\$825.00
204	S	08/31/22	\$825.00
205	SK	01/31/22	\$849.00
206	1B	08/31/21	\$1,029.00
207	1B	04/30/22	\$1,025.00
208	S	12/31/22	\$814.00
209	S	12/31/22	\$844.00
210	SK	11/30/21	\$864.00
211	SKD	12/31/21	\$954.00
212	1B	09/30/21	\$1,118.00
301	1B	06/30/22	\$1,140.00
302	SK	08/31/22	\$875.00
303	S	12/31/22	\$820.00
304	S	12/31/22	\$819.00
305	SK		\$870.00
306	1B	01/31/22	\$994.00
307	1B	06/30/22	\$1,035.00
308	S	05/31/22	\$849.00
309	S	01/31/22	\$830.00
310	SK	01/31/22	\$894.00
311	SKD		\$944.00
312	1B	04/30/22	\$1,025.00
401	1B	05/30/22	\$1,025.00
402	SK	01/31/22	\$872.00
403	S	06/30/22	\$835.00
404	S	01/31/22	\$860.00
405	SK	04/30/22	\$870.00
406	1B	01/31/22	\$1,095.00
407	1B	06/30/22	\$1,025.00
408	S	05/31/22	\$835.00
409	S	04/30/22	\$950.00
410	SK	12/31/22	\$880.00
411	SKD	04/30/22	\$964.00
412	1B	12/31/22	\$1,120.00

Apt #	Size	Lease End Date	Rent
501	1B	01/31/22	\$1,160.00
502	SK	02/28/22	\$907.00
503	S	08/31/21	\$874.00
504	S	08/31/21	\$855.00
505	SK	05/31/22	\$950.00
506	1B	05/31/22	\$1,069.00
507	1B	01/31/22	\$1,069.00
508	S	11/30/21	\$855.00
509	S		\$855.00
510	SK	12/31/22	\$880.00
511	SKD	12/31/22	\$955.00
512	1B	01/31/22	\$1,120.00
601	1B	12/31/22	\$1,164.00
602	SK	12/31/22	\$877.00
603	S	06/30/22	\$979.00
604	S	05/31/22	\$855.00
605	SK	04/30/22	\$950.00
606	1B	05/31/22	\$1,025.00
607	1B		\$1,110.00
608	S	01/31/22	\$885.00
609	S	11/30/21	\$855.00
610	SK		\$889.00
611	SKD	06/30/22	\$965.00
612	1B	05/31/22	\$1,153.00
701	1B	05/31/22	\$1,205.00
702	1B	07/31/22	\$1,175.00
STORE I	STORE	MTM	\$1,400.00
STORE II	STORE	04/30/24	\$2,000.00
Total:			\$68,411.00
Laundry:			\$200.00
Miscellaneous Income:			\$300.00
Grand Total:			\$68,911.00

Projected Expenses	
Taxes (actual)	\$56,805.00
Insurance (\$175/unit)	\$12,425
Utilities & Trash Removal (\$273/unit)	\$19,383
Elevator Maintenance Service	\$4,691
Pest Control (\$45/unit)	\$3,195
Janitorial (\$600/unit)	\$42,600
Repairs & Maintenance (\$300/unit)	\$21,300
Cleaning & Painting (\$170/unit)	\$12,070
Administrative (\$80/unit)	\$5,680
Miscellaneous	\$85,883
Management Fees (3%)	\$12,857
Capital Reserves (\$250/unit)	\$17,750
Grand Total:	\$294,639