

Apartment Building for Sale 1400 Devon Ave, Chicago, IL

\$7,200,000



Unit Type	Quantity	Sq Ft	Rent Range
S	32	-	\$888 - \$1,264
1B	2	-	\$1,426
Store #1		~2000	\$3,500/mo
Store #2		~2500	\$3,000/mo
Store #3		~950	\$1,368/mo
Store #4		~1800	\$3,823/mo

34 Residential Units - 5 Commercial Stores

Wilmette Real Estate & Management Co.

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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
201	SK (362sf)	01/31/25	\$1,104.00
202	S (280sf)	01/31/25	\$1,040.00
203	S (280sf)	03/31/24	\$1,029.00
204	S (262sf)	08/31/24	\$1,094.00
205	S (280sf)	01/31/25	\$1,021.00
206	S (280sf)	08/31/24	\$888.00
207	SK (275sf)	05/31/25	\$1,214.00
208	S (328sf)	Vacant	\$1,139.00
209	1B (462sf)	12/31/25	\$1,426.00
210	S (280sf)	11/30/24	\$1,114.00
211	S (280sf)	12/31/25	\$1,139.00
212	S (280sf)	08/31/24	\$1,158.00
214	S (280sf)	12/31/25	\$1,114.00
215	S (280sf)	01/31/25	\$979.00
216	S (280sf)	11/30/24	\$1,139.00
217	S (280sf)	10/31/24	\$1,215.00
218	SKD (410sf)	11/30/25	\$1,264.00
301	SK (362sf)	11/30/25	\$1,214.00
302	S (280sf)	10/31/24	\$1,112.00
303	S (280sf)	Vacant	\$1,124.00
304	S (262sf)	05/31/25	\$1,094.00
305	S (280sf)	01/31/25	\$1,021.00
306	S (280sf)	12/31/25	\$1,114.00
307	SK (275sf)	05/31/25	\$1,214.00
308	S (328sf)	04/30/24	\$989.00
309	1B (462sf)	10/31/24	\$1,426.00
310	S (280sf)	01/31/25	\$1,060.00
311	S (280sf)	12/31/24	\$1,139.00
312	S (280sf)	05/31/25	\$1,114.00
314	S (280sf)	09/30/24	\$1,114.00
315	S (280sf)	04/30/22	\$969.00
316	S (280sf)	02/28/26	\$1,139.00
317	S (280sf)	11/30/25	\$1,139.00
318	SKD (410sf)	05/31/25	\$1,264.00
STORE-1	STORE	04/30/27	\$3,500.00
STORE-2	STORE	Vacant	\$3,000.00
STORE-3	STORE	12/25/25	\$1,368.00
STORE-4	STORE	08/31/29	\$3,823.00
Total:			\$50,014.00

Projected Expenses	
Real Estate Taxes Escrow	\$32,400
Insurance	\$12,500
Natural Gas	\$25,000
Electric	\$10,000
Water (and Sewer if combined)	\$8,600
Pest Control/Extermination	\$1,500
Scavenger/Trash Removal	\$24,000
Payroll	\$21,000
Repair & Maintenance:	\$20,000
Make Ready/Painting & Decorating:	\$1,500
Advertising	\$1,200

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