

# Apartment Building for Sale 2100 Fargo, Chicago, IL

# \$8,900,000



Unit Type	Quantity	Rent Range
Studio	1	\$1,028
1B	2	\$1,040 - \$1,140
1B (Remodeled w/DW & in-unit W-D)	3	\$1,400 - \$1,692
2B	5	\$1,320 - \$1,375
2B (Remodeled w/DW & in-unit W-D)	14	\$1,474 - \$1,750
3B	1	\$1,450
3B (Remodeled w/DW & in-unit W-D)	11	\$1,777 - \$2,160

**37 Units**

## Wilmette Real Estate & Management Co.

Contact Cameel Halim | 847-212-8525 | [cmlabd@aol.com](mailto: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.

**Actual Income**

Apt #	Size	Lease End Date	Rent
2100-GN	2B	01/31/25	\$1,320.00
2100-1N	3B	01/31/25	\$1,777.00
2100-2N	3B	01/31/25	\$1,795.00
2100-3N	3B	05/31/24	\$1,450.00
2100-GS	2B	10/31/25	\$1,360.00
2100-1S	3B	03/31/24	\$2,140.00
2100-2S	3B	07/31/25	\$1,944.00
2100-3S	3B	12/31/24	\$2,140.00
2102-GN	1B	01/31/25	\$1,040.00
2102-1N	2B	08/31/24	\$1,724.00
2102-2N	2B	03/31/24	\$1,649.00
2102-3N	2B	05/31/25	\$1,484.00
2102-GS	1B	01/31/25	\$1,140.00
2102-1S	1B	05/31/24	\$1,400.00
2102-2S	1B	01/31/25	\$1,692.00
2102-3S	1B	05/31/25	\$1,600.00
2104-1	2B	01/31/25	\$1,474.00
2104-2	2B	Vacant	\$1,724.00
2104-3	2B	05/31/25	\$1,730.00
2106-1	2B	02/28/25	\$1,700.00
2106-2	2B	01/31/24	\$1,724.00
2106-3	2B	10/31/24	\$1,750.00

Apt #	Size	Lease End Date	Rent
2106-G	S	01/31/25	\$1,028.00
2108-1N	2B	02/28/25	\$1,724.00
2108-2N	2B	05/31/24	\$1,500.00
2108-3N	2B	Vacant	\$1,724.00
2108-1S	2B	11/30/24	\$1,325.00
2108-2S	2B	12/31/24	\$1,694.00
2108-3S	2B	01/31/26	\$1,552.00
2110-GN	2B	05/31/25	\$1,375.00
2110-1N	3B	05/31/26	\$2,140.00
2110-2N	3B	02/28/25	\$2,010.00
2110-3N	3B	05/31/25	\$1,780.00
2110-GS	2B	11/30/24	\$1,366.00
2110-1S	3B	12/31/26	\$2,160.00
2110-2S	3B	01/31/25	\$1,827.00
2110-3S	3B	01/31/25	\$2,140.00
<b>Total: \$61,102</b>			
Laundry:			\$400
Miscellaneous Income:			\$300
<b>Grand Total: \$61,802</b>			

**Projected Expenses**

Taxes (actual)	\$63,506
Insurance	\$8,000
Utilities & Trash Removal	\$51,000
Janitorial	\$20,000
Cleaning & Painting	\$17,200
<b>Grand Total</b>	<b>\$159,706</b>

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