

Apartment Building for Sale

1716 W. North Shore Ave., Chicago, IL

\$5,400,000



Unit Qty	# of Bedrooms	Rent Range
2	S	\$799-\$804
34	1B	\$897-\$1,198
2	2B	\$1275-\$1346

38 Units | 97.4% Occupied!



Projected Income and Expense Analysis

Monthly Income @ 100% occupied	=	\$40,528
Annual Income @ 100% occupied	=	\$486,336
Gross Annual Income @ 95% occupied	=	\$462,020
Annual Expenses	=	\$158,607
Net Income	=	\$303,410

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

Loan Payment	=	\$218,240
Cash Flow	=	85,170
ROI	=	6.3%
ROI (interest only loan)	=	12.0%

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
1716-1K	1B	05/31/22	\$1,017.00
1716-1L	1B	07/31/22	\$1,153.00
1716-2K	1B	03/31/22	\$1,067.00
1716-2L	1B	09/30/21	\$1,140.00
1716-3K	1B	01/31/22	\$1,028.00
1716-3L	1B	07/31/22	\$1,153.00
1716-GK	1B	05/31/22	\$1,010.00
1718-1I	1B	01/31/22	\$1,043.00
1718-1J	1B	12/31/21	\$1,037.00
1718-2I	1B	01/31/22	\$1,037.00
1718-2J	1B	07/31/22	\$1,153.00
1718-3I	1B	06/30/22	\$897.00
1718-3J	1B	08/31/22	\$1,037.00
1720-1G	1B	03/31/21	\$1,153.00
1720-1H	2B	08/31/23	\$1,275.00
1720-2G	1B	07/31/21	\$1,053.00
1720-2H	1B	06/30/21	\$1,037.00
1720-3G	1B	12/31/23	\$968.00
1720-3H	1B	05/31/22	\$1,035.00
1722-1E	1B	06/30/22	\$1,137.00
1722-1F	1B	07/31/22	\$1,153.00
1722-2E	1B	01/31/22	\$952.00
1722-2F	1B	07/31/22	\$1,153.00
1722-3E	1B	12/31/22	\$1,137.00
1722-3F	1B	07/31/22	\$1,153.00
1724-1C	1B	01/31/22	\$992.00
1724-1D	1B	02/28/22	\$1,058.00

Apt #	Size	Lease End Date	Rent
1724-2C	S	01/31/22	\$799.00
1724-2D	1B	08/31/21	\$987.00
1724-3C	S	01/31/22	\$804.00
1724-3D	1B	09/30/22	\$1,037.00
1726-1A	1B	03/31/22	\$1,043.00
1726-1B	1B	12/31/22	\$1,042.00
1726-2A	1B	05/31/22	\$1,050.00
1726-2B	2B		\$1,346.00
1726-3A	1B	07/31/22	\$1,198.00
1726-3B	1B	01/31/22	\$1,042.00
1726-GA	1B	01/31/22	\$952.00
Total: \$40,328.00			
Laundry:			\$90.00
Miscellaneous Income:			\$110.00
Grand Total: \$40,528.00			

Projected Expenses	
Taxes (actual)	\$32,503
Insurance (\$175/unit)	\$6,650
Utilities & Trash Removal (\$273/unit)	\$10,374
Pest Control (\$45/unit)	\$1,710
Janitorial (\$600/unit)	\$22,800
Repairs & Maintenance (\$300/unit)	\$11,400
Cleaning & Painting (\$170/unit)	\$6,460
Administrative (\$80/unit)	\$3,040
Miscellaneous	\$40,309
Management Fees (3%)	\$13,861
Capital Reserves (\$250/unit)	\$9,500
Grand Total:	\$158,607