

Property Details

CONTROL: Buyers Broker VALUE: \$1,500,000
LOAN: \$1,172,250
EQUITY: \$327,750

TITLE: Turn key Multifamily 14 Units >8% cap Humboldt Park
TYPE: Multi-Family

HAVE: Recently stabilized turnkey multifamily 14 units just west of Chicago loop with all units renovated, mechanicals and roof updated close to public transportation.

ADDRESS: 3752 W Huron St, Chicago, Illinois

BENEFITS TO NEW OWNER: Turn Key All units renovated Value add by increasing rents via short term rentals Affordable rents

GROSS SCHEDULED INCOME: \$212,000 Projected
VACANCY LOSS: \$7,000
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$62,500
NOI: \$142,500
DEBT SERVICE: \$77,000
CASH FLOW: \$65,500
CAP RATE: 9.50%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$1,172,250	\$6,445	5%	02/01/2027	No

BENEFITS SOUGHT: Path to cash Seek new projects

MOTIVATION: Seeking funds for other projects

CAN ADD: Up to 8 properties in portfolio

REMARKS: Just recently stabilized. Make offer, will consider exchange for both turn key or value add especially MF projects throughout the US.

OWNER:

COUNSELOR: Theresa Mueller Cell: 630-715-9999
132 N Washington Email: info@theresamueller.com
Naperville, Illinois, 60540