

# 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

GROSS SCHEDULED INCOME: \$204,000 Projected  
 VACANCY LOSS: \$7,000  
 GROSS EFFECTIVE INCOME: \$0  
 EXPENSES: \$62,500  
 NOI: \$134,500  
 DEBT SERVICE: \$77,000  
 CASH FLOW: \$57,500  
 CAP RATE: 8.97%



**Humboldt Park | 14 Unit Multi-Family Property**

 **THERESA MUELLER**  
 Managing Broker of Trelleum  
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- Turn Key
- All units renovated 2022
- Value add opportunities
- Owner will consider real estate exchange

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 9 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:

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