

# 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%



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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