

FOR SALE

Multi-Family Investment 4-Unit Apartment Building

All brick ranch four-unit investment. 100% occupied. Each unit has 2 bedrooms, 1 bath, living area, kitchen, single car garage. Back two units have decks. All electric, baseboard heat, paid by tenant. Landlord covers water/sewer and garbage. Each unit rents for \$765/month. South end abuts wooded area.

Amenities:

Range/Oven Refrigerator
Range hoods Wall A/C
Two decks Carpet/vinyl/wood flooring

Utilities: Electric

Laundry: Coin operated (enter from courtyard)

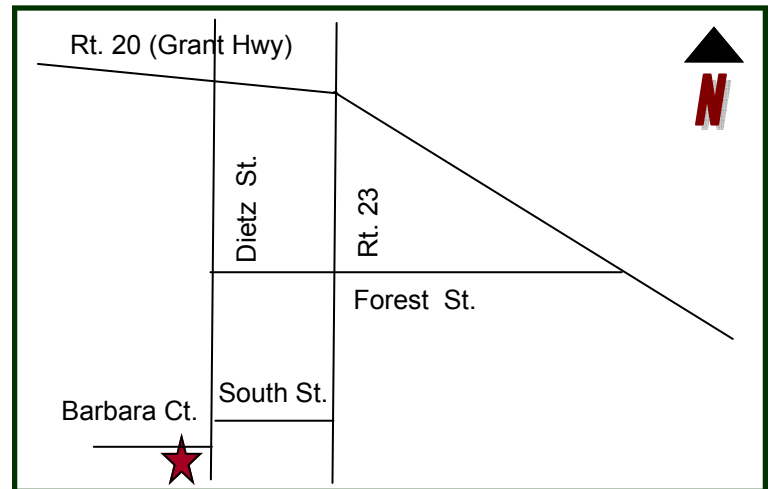


LoopNet: 19268558

MLS: 08941462

PROPERTY SPECIFICATIONS

Description:	4-Unit Apt. Building
Year Built:	1980
Building Size:	3,280 SF
Parcel Size:	14,820 SF
Number of Stories:	1
Number of 2 BRs:	4
Number of Baths:	4
Basement:	Crawl
Zoning:	Residential
Real Estate Taxes:	\$8,800 (2014)
Rental Income:	\$36,720
Less Operating Expenses:	\$13,407
Net Operating Income:	\$23,313
Cap Rate: 8.7%	GRM: 7
Sale Price:	\$269,000



Directions: Rt. 23 south of Rt. 20 to Forest St., right to Dietz St., left to Barbara Ct.

PIN: 16-02-227-010

June 3, 2015

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.





Annual Property Operating Data

Date April 15, 2015
 Name William & Jennifer Hoeske
 Location 395 Barbara Ct., Marengo IL
 Type of Property Multi-Family
 Size of Property 4 unit (Sq. Ft./Units)
 Purpose Sale

Purchase Price _____
 Acquisition Costs _____
 Loan Points _____
 Down Payment _____

Assessed/Appraised Values:

Land	\$	11,172	%	20
Improvements	\$	62,497	%	80
Personal Property	\$		%	
Total	\$	73,669	%	100
Adjusted Basis				
As of	\$		%	

Existing	Balance	Payment	/Yr.	Interest	Term
1 st					
2 nd					
3 rd					
Potential					
1 st					
2 nd					

ALL FIGURES ARE ANNUAL

COMMENTS

1. POTENTIAL RENTAL INCOME	\$36,720.00	
2. Plus: Other Income (affected by vacancy)		
3. Less: Vacancy & Cr. Losses		
4. EFFECTIVE RENTAL INCOME		
5. Plus: Other Income (not affected by vacancy)		
6. GROSS OPERATING INCOME	\$36,720.00	
OPERATING EXPENSES:		
7. Real Estate Taxes	\$8,800.00	
8. Personal Property Taxes		
9. Property Insurance	\$1,140.00	
10. Off Site Management		
11. Payroll		
12. Expenses/Benefits		
13. Taxes/Worker's Compensation		
14. Repairs and Maintenance	\$800.66	
Utilities:		
15. Electric	\$267.63	
16. Water	\$1,253.00	
17. Garbage	\$486.09	
18.		
19. Accounting and Legal		
20. Licenses/Permits		
21. Advertising		
22. Supplies		
23. Miscellaneous		
Contract Services:		
24. Lawn Maintenance	\$660.00	
25.		
26.		
27.		
28.		
29. TOTAL OPERATING EXPENSES	\$13,407.38	
30. NET OPERATING INCOME	\$23,312.62	
31. Less: Annual Debt Service		
32. Less: Funded Reserves		
33. Less: Leasing Commissions		
34. Less: Capital Additions		
35. CASH FLOW BEFORE TAXES		

Prepared by: Tina M Kropke, CCIM

The statements and figures herein while not guaranteed are secured from sources we believe authoritative

Commercial Investment Real Estate Institute