

15 Unit Apartment Building For Sale

3500 W Polk St Chicago IL 60624



Miller Chicago Real Estate

34 S Ashland Chicago IL 60624

Presented By:

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Features

15 Unit apartment building located in the Homan Square Neighborhood. All brick building that has been maintained over the years.

-LIST PRICE: \$325,000

-2016 TAXES: \$11,841.07

-CAP RATE: 12%

-INCOME: \$86,100

-2016 EXPENSES: \$44,765.07

-NOI: \$41,334.93

-PIN: 16-14-408-039-0000

-ZONING: RT-4

-ALDERMAN JASON C. ERVIN

UNIT MIX:

(12) One Bedroom Units

(3) 3 Bedroom Units





RENT ROLL

Unit #	Lease	Bedrooms	Bathrooms	Rent Amount
1	Year	1	1	\$500
2	Year	1	1	\$500
3	Year	1	1	\$500
4	Year	1	1	\$500
5	Year	1	1	\$500
6	Year	1	1	\$500
7	Year	1	1	\$500
8	Year	1	1	\$500
9	Year	1	1	\$450
10	Year	1	1	\$475
11	Year	1	1	\$475
12	Year	1	1	\$475
13	Year	3	1	\$650
14	Year	3	1	\$650
15	Vacant	3	1	\$0
		21		\$7,175
				Gross Yearly Income = \$86,100

Expense Item	Year 2016
Electricity	\$720
Gas	\$2,700
Water & Sewer	\$9,600
Maintenance Person	\$6,000
Trash Disposal	\$4,584
Insurance	\$9,320
Taxes	\$11,841.07
Total Expenses	\$44,765.07
Net Operating Income	\$41,334.93



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