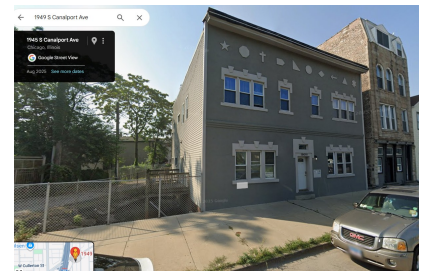


Property Details

CONTROL: Owner VALUE: \$2,200,000
 LOAN: \$1,200,000
 EQUITY: \$1,000,000

TITLE: 10-unit Chicago Apartment Complex - Pilsen
 TYPE: Multi-Family
 HAVE: Apartment with BIG upside - convert one building (4 units) or the other building (6 units) to furnished units and realize 30% upside with minimal investment and no construction.
 ADDRESS: 1949-51 S Canalport Ave, Chicago, Illinois
 BENEFITS TO NEW OWNER: Big upside, tenant-stable, effective low-cost management in place, desirable rental location in Pilsen arts district,

GROSS SCHEDULED INCOME: \$250,920 Actual
 VACANCY LOSS: \$12,546
 GROSS EFFECTIVE INCOME: \$0
 EXPENSES: \$74,000
 NOI: \$164,374
 DEBT SERVICE: \$106,200
 CASH FLOW: \$58,174
 CAP RATE: 7.47%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$1,200,000	\$8,850	8%	11/30/2030	No

BENEFITS SOUGHT: Seeking to trade this building for a deep value-add property and can add others.

MOTIVATION: 9

CAN ADD: Chicago MF apartment buildings, AZ MF apartment buildings, cash.

REMARKS: The Pilsen neighborhood in Chicago has turned and become desirable for tenants that want to live in the artistic lifestyle of this neighborhood. Additional land on the property that can build additional units.

OWNER: S Canal W 90 Fund II LLC

COUNSELOR: Paul Krause Phone: 310-850-5178
 21515 Hawthorne Blvd, #200 Cell: 310-850-5178
 Torrance, California, 90503 Email: krauseandco@hotmail.com