

# 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 Affordable rents

GROSS SCHEDULED INCOME: \$212,000 Projected  
VACANCY LOSS: \$7,000  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$62,500  
NOI: \$142,500  
DEBT SERVICE: \$77,000  
CASH FLOW: \$65,500  
CAP RATE: 9.50%



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 8 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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