

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 Affordable rents	Value add by increasing rents via short term rentals
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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%



Humboldt Park | 14 Unit Multi-Family Property



THERESA MUELLER
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- Turn Key
- All units renovated 2022
- Value add opportunities
- Owner will consider real estate exchange

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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