



Multi Family 5+ MLS #: **11242226** List Price: **\$525,000**
 Status: **CLSD** List Date: **10/08/2021** Orig List Price: **\$525,000**
 Area: **2104** List Dt Rec: **10/08/2021** Sold Price: **\$510,000**
 Address: **943 25th Ave , Bellwood, IL 60104**
 Directions: **25th Ave North of Adams**
 Closed Date: **02/02/2022** Contract: **10/20/2021** Lst. Mkt. Time: **13**
 Off Mkt: **10/20/2021** Financing: **Conventional** Concessions: **3000**
 Year Built: **1961** Blt Before 78: **Yes** CTGF:
 Dimensions: **41X134** Township: **Proviso** County: **Cook**
 Unincorporated: Sold Price Per SF: **\$93.63**
 Zoning Type: **Multi-Family** List Price Per SF: **\$96.38** Multiple PINs: **No**
 Actual Zoning: **R** PIN #: **15151050210000** Relist:
 Mobility Score: **46 - Fair Mobility!**

Remarks: **Great investment opportunity! Very well maintained 6 unit building featuring five-2 bedroom units and one large studio unit located in a good rental area with a high monthly income. Close to schools, shopping, transportation, parks. Laundry in the building provides extra income. Newer shingle roof, new thermal windows installed 2020. Six parking spaces. Security cameras inside and outside. Perfect first time investment.**

| Acreage: | Lot SF: | Lot Size Source: | Total Bldg SF: 5447 | Total # Units: 6 | # Stories: 2 |
|----------------------------|-------------------------|---------------------------|----------------------------|----------------------------|--------------------------------|
| Basement: | # Dishwashers: 0 | # Washers: 1 | # Dryers: 1 | Wash/Dry Leased: No | # Ranges: 6 |
| # Parking Spaces: 6 | # Disposals: 0 | # Refrigerators: 6 | # Fireplaces: 0 | # Window AC: 0 | Last Lease Exp: |
| Apartment Info | # Units | Rooms | Bedrooms | Baths (F/H) | Monthly Income Range (Min-Max) |
| Type 1 | 1 | 4 | 2 | 1 | 1050-1050 |
| Type 2 | 1 | 4 | 2 | 1 | 1050-1050 |
| Type 3 | 1 | 4 | 2 | 1 | 1050-1050 |
| Type 4 | 1 | 4 | 2 | 1 | 1050-1050 |
| Type 5 | 1 | 4 | 2 | 1 | 930-930 |
| Type 6 | 1 | 1 | 0 | 1 | 760-760 |
| Type 7 | 0 | 0 | 0 | | 0 |

| | | |
|--|---|--|
| Age: Older | Type of Multi-Family: Flats | Air Cond: None |
| Type Ownership: Corporation | Location: | Electricity: Circuit Breakers |
| Frontage/Access: | Construction: Concrete | Fire Protection: |
| Current Use: Residential-Multi-Family | Exterior: Brick | Heat/Ventilation: Central Bldg Heat |
| Potential Use: Residential-Multi-Family | Foundation: Concrete | Utilities To Site: |
| Client Needs: | Roof Structure: Pitched | Tenancy Type: |
| Client Will: | Roof Coverings: Shingle Composition | Tenant Pays: Electric |
| Known Encumbrances: | Misc. Outside: | HERS Index Score: |
| Amenities: | Indoor Parking: | Green Disc: |
| Monthly Assmt Incl: | Outdoor Parking: | Green Rating Source: |
| Owner's Assoc: No | Parking Ratio: | Green Feats: |
| Conversion: | Bsmt Desc: | Possession: Closing |
| Deconversion: | Misc. Inside: | Sale Terms: |
| Building Unit Info: | Gas Supplier: Nicor Gas | Backup Info: |
| | Electric Supplier: Commonwealth Edison | |

| | | | | | |
|---------------------------------|---------------------------------|---------------------------|---------------------------------|-------------------------------|-------------------------------|
| Gross Rental Income: | \$70,680 | Total Monthly Income: | \$5,890 | Total Annual Income: | \$70,680 |
| Gross Rental Multiplier: | 7.4 | Tax Amount: | \$13,521 | Tax Year: | 2019 |
| Total Annual Exps: | \$27,736 | Expense Source: | Owner Projection | Expense Year: | 2021 |
| Annual Net Operating Income: | \$42,944 | Net Oper Income Year: | 2021 | Cap Rate: | |
| Janitor Expense (\$/src): | \$1,025/ | Fuel Expense (\$/src): | \$3,850/Owner Projection | Electricity Expense (\$/src): | \$865/Owner Projection |
| Water Expense (\$/src): | \$3,350/Owner Projection | Trash Expense (\$/src): | \$1,700/Owner Projection | Insurance Expense (\$/src): | \$2,925/Actual |
| Repairs/Decor Expense (\$/src): | \$500/ | Manager Expense (\$/src): | / | Other Expense (\$/src): | \$0/ |

Operating Expense Includes:

Copyright 2022 MRED LLC - INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.

MLS #: 11242226

Prepared By: Marcin Chojnacki | Chase Real Estate LLC | 08/02/2022 01:53 PM

MLS#: 11242226 Multi Family 5+ 943 25th AVE Bellwood IL 60104



Copyright 2022 - MRED LLC

Prepared By: Marcin Chojnacki | Chase Real Estate LLC | 08/02/2022 01:53 PM



Multi Family 5+ MLS #: **11001983** List Price: **\$589,000**
 Status: **CLSD** List Date: **02/23/2021** Orig List Price: **\$589,000**
 Area: **2104** List Dt Rec: **02/23/2021** Sold Price: **\$525,000**
 Address: **4313 Saint Charles Rd , Bellwood, IL 60104**
 Directions: **Mannheim Road to St Charles Rd. West on St Charles to Property.**
 Closed Date: **04/23/2021** Contract: **03/26/2021** Lst. Mkt. Time: **32**
 Off Mkt: **03/26/2021** Financing: **Conventional** Concessions: **6450**
 Year Built: **1964** Blt Before 78: **Yes** CTGF:
 Dimensions: **25 X 140**
 Unincorporated: **No** Township: **Proviso** County: **Cook**
 Zoning Type: **Multi-Family** List Price Per SF: **\$157.66** Sold Price Per SF: **\$140.52**
 Actual Zoning: **R-3** PIN #: **15082160730000** Multiple PINs: **No**
 Relist:
 Mobility Score: **48 - Fair Mobility!**

Remarks: **Great producing Bellwood 6 flat! Four 2 bedroom units and Two 1 bedrooms. 6 Parking spots. Coin operated laundry. All new windows in 2020. Baseboard Heat with an individual boiler per each unit. Some improvements have been made to the units. Below market rents reflect long term tenants. Lots of room to increase income here. **Building sells with no Village Violations****

| | | | | | | | | | | |
|-------------------|---------|----------------|------------------|------------------|--------------------------------|----------------|---|------------------|-----------|-----------------|
| Acreage: | Lot SF: | 5000 | Lot Size Source: | Total Bldg SF: | 3736 | Total # Units: | 6 | # Stories: | 2 | |
| Basement: | Full | # Dishwashers: | 0 | # Washers: | 1 | # Dryers: | 1 | Wash/Dry Leased: | # Ranges: | 6 |
| # Parking Spaces: | 6 | # Disposals: | | # Refrigerators: | 6 | # Fireplaces: | | # Window AC: | | Last Lease Exp: |
| Apartment Info | # Units | Rooms | Bedrooms | Baths (F/H) | Monthly Income Range (Min-Max) | | | | | |
| Type 1 | 1 | 5 | 2 | 1 | 795-795 | | | | | |
| Type 2 | 2 | 5 | 2 | 1 | 795-795 | | | | | |
| Type 3 | 1 | 5 | 2 | 1 | 1045-1045 | | | | | |
| Type 4 | 1 | 5 | 2 | 1 | 775-775 | | | | | |
| Type 5 | 1 | 4 | 1 | 1 | 995-995 | | | | | |
| Type 6 | 1 | 4 | 1 | 1 | 700-700 | | | | | |
| Type 7 | 0 | 0 | 0 | | 0 | | | | | |

| | | |
|--|-------------------------------------|--|
| Age: 36-50 Years | Type of Multi-Family: Flats | Air Cond: Window Unit/s |
| Type Ownership: Limited Liability Corp | Location: | Electricity: Circuit Breakers |
| Frontage/Access: City Street | Construction: Brick | Fire Protection: |
| Current Use: Residential-Multi-Family | Exterior: Brick | Heat/Ventilation: Gas, Baseboard |
| Potential Use: Residential-Multi-Family | Foundation: Concrete | Utilities To Site: |
| Client Needs: | Roof Structure: Flat | Tenancy Type: |
| Client Will: | Roof Coverings: Rubber | Tenant Pays: Air Conditioning, Electric, Heat |
| Known Encumbrances: | Misc. Outside: | HERS Index Score: |
| Amenities: | Indoor Parking: | Green Disc: |
| Monthly Assmt Incl: | Outdoor Parking: 6-12 Spaces | Green Rating Source: |
| Owner's Assoc: | Parking Ratio: | Green Feats: |
| Conversion: | Bsmt Desc: | Possession: Negotiable, Tenant's Rights |
| Deconversion: | Misc. Inside: | Sale Terms: Conventional, Cash Only |
| Building Unit Info: | | Backup Info: |

| | | | | | |
|---------------------------------|-----------------------|---------------------------|-----------------------|-------------------------------|-----------------------|
| Gross Rental Income: | \$62,460 | Total Monthly Income: | \$5,205 | Total Annual Income: | \$63,660 |
| Gross Rental Multiplier: | 9.43 | Tax Amount: | \$6,344 | Tax Year: | 2019 |
| Total Annual Exps: | \$21,112 | Expense Source: | | Expense Year: | 2018 |
| Annual Net Operating Income: | \$42,548 | Net Oper Income Year: | | Cap Rate: | 7.22 |
| Janitor Expense (\$/src): | \$0/ | Fuel Expense (\$/src): | \$2,278/Actual | Electricity Expense (\$/src): | \$795/Actual |
| Water Expense (\$/src): | \$2,200/Actual | Trash Expense (\$/src): | \$1,500/Actual | Insurance Expense (\$/src): | \$1,439/Actual |
| Repairs/Decor Expense (\$/src): | \$2,000/ | Manager Expense (\$/src): | / | Other Expense (\$/src): | \$0/ |
| Operating Expense Includes: | | | | | |

Copyright 2022 MRED LLC - INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.

MLS #: 11001983

Prepared By: Marcin Chojnacki | Chase Real Estate LLC | 08/02/2022 01:53 PM

MLS#: 11001983 Multi Family 5+ 4313 Saint Charles RD Bellwood IL 60104



Copyright 2022 - MRED LLC

Prepared By: Marcin Chojnacki | Chase Real Estate LLC | 08/02/2022 01:53 PM