



Multi Family 5+
 Status: **CLSD** MLS #: **11309155** List Price: **\$530,000**
 Area: **155** List Date: **01/20/2022** Orig List Price: **\$530,000**
 Address: **2127 S 15th Ave , Broadview, IL 60155** Sold Price: **\$530,000**
 Directions: **East or West on Roosevelt Road to 15th Ave then North to Property**
 Closed Date: **04/15/2022** Contract: **02/04/2022** Lst. Mkt. Time: **16**
 Off Mkt: **02/04/2022** Financing: **Conventional** Concessions: **5500**
 Year Built: **1966** Blt Before 78: **Yes** CTGF:
 Dimensions: **55X126** Township: **Proviso** County: **Cook**
 Unincorporated: Zoning Type: List Price Per SF: **\$0** Sold Price Per SF: **\$0**
 Actual Zoning: **R-5** PIN #: **15154260090000** Multiple PINs: **Yes**
 Relist:
 Mobility Score: -

Remarks: **Investors dream- Fully rented and generating a 8.53 GRM on your investment right off the bat.***** Brick 5 unit Turn key investment with front entry marble hallway, (4) one bedroom units each with Living Room, Kitchen, Full Bath ** Garden unit offers 2 Bedrooms with closets, Living Room, Dining Room, Kitchen and full bath. Each tenant has 2 parking spaces. Low maintenance, high cash-flow, 100% occupancy with generous rentals. Mid-rise in excellent location, closing to shopping, transport, etc. Just few miles from everything with easy access to transportation, dining, and shopping. These units are super easy to rent.**

Acreage:	Lot SF:	Lot Size Source:	Total Bldg SF:	Total # Units:	5	# Stories:	2.5
Basement:	# Dishwashers:	# Washers:	# Dryers:	Wash/Dry Leased:		# Ranges:	
# Parking Spaces: 5	# Disposals:	# Refrigerators:	# Fireplaces:	# Window AC:		Last Lease Exp:	
Apartment Info	# Units	Rooms	Bedrooms	Baths (F/H)		Monthly Income Range (Min-Max)	
Type 1	4	4	1	1		875-1050	
Type 2	1	5	2	1		1350-1350	
Type 3	0	0	0			0	
Type 4	0	0	0			0	
Type 5	0	0	0			0	
Type 6	0	0	0			0	
Type 7	0	0	0			0	

Age: Older	Type of Multi-Family: Flats	Air Cond:
Type Ownership: Individual	Location:	Electricity:
Frontage/Access:	Construction: Brick	Fire Protection:
Current Use: Residential-Multi-Family	Exterior: Brick	Heat/Ventilation: Gas, Baseboard
Potential Use:	Foundation:	Utilities To Site:
Client Needs:	Roof Structure: Flat	Tenancy Type:
Client Will:	Roof Coverings:	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:	Parking Ratio:	Green Feats:
Conversion:	Bsmt Desc:	Possession:
Deconversion:	Misc. Inside:	Sale Terms: Conventional, FHA, VA
Building Unit Info:		Backup Info:

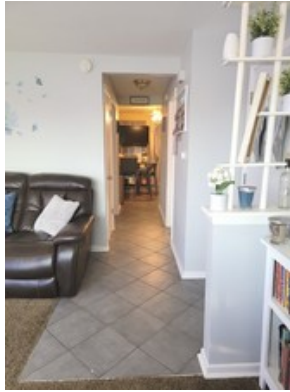
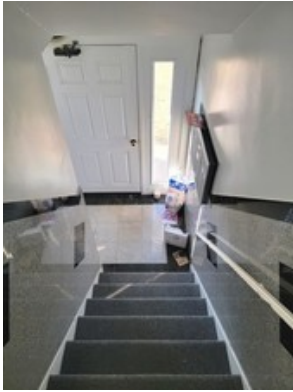
Gross Rental Income:	\$62,100	Total Monthly Income:	\$5,175	Total Annual Income:	\$62,100
Gross Rental Multiplier:	8.53	Tax Amount:	\$5,864.97	Tax Year:	2020
Total Annual Exps:	\$15,324	Expense Source:	Actual	Expense Year:	2020
Annual Net Operating Income:	\$48,076	Net Oper Income Year:	2020	Cap Rate:	
Janitor Expense (\$/src):	\$0/	Fuel Expense (\$/src):	\$3,900/Actual	Electricity Expense (\$/src):	\$350/
Water Expense (\$/src):	\$2,160/Actual	Trash Expense (\$/src):	\$0/	Insurance Expense (\$/src):	\$2,120/
Repairs/Decor Expense (\$/src):	\$0/	Manager Expense (\$/src):	/	Other Expense (\$/src):	\$1,200/
Operating Expense Includes:					

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MLS #: 11309155

Prepared By: Marcin Chojnacki | Chase Real Estate LLC | 06/30/2022 03:10 PM

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