



**Multi Family 5+**  
 Status: **CLSD**  
 Area: **106**  
 Address: **1135 David Dr , Bensenville, IL 60106**  
 Directions: **Grand east of York to David, North to 1135!**  
 Closed Date: **05/15/2017**  
 Off Mkt: **03/09/2017**  
 Year Built: **1959**  
 Dimensions: **61X152X59X151**  
 Unincorporated: **No**  
 Zoning Type: **Multi-Family**  
 Actual Zoning: **R-12**  
 MLS #: **09408845**  
 List Date: **12/27/2016**  
 List Dt Rec: **12/27/2016**  
 Contract: **03/09/2017**  
 Financing: **Conventional**  
 Blt Before 78: **Yes**  
 Township: **Addison**  
 List Price: **\$987,900**  
 Orig List Price: **\$519,900**  
 Sold Price: **\$850,000**  
 Lst. Mkt. Time: **73**  
 Concessions:  
 CTGF:  
 County: **DuPage**  
 Sold Price Per SF: **\$197.67**  
 Multiple PINs: **No**  
 Relist:

Mobility Score: -

Remarks: \* **THE LIST PRICE REFLECTS THE PRICE FOR 1135 AND 1131 DAVID ( MLS #09408849), 1131 AND 1135 DAVID ARE BEING SOLD AS ONE ENTITY! 1135 IS AN EXCEPTIONAL TRADITIONAL BRICK 6 UNIT WITH ENCLOSED STAIRCASE IN THE HIGHLY DESIRABLE BRENTWOOD NEIGHBORHOOD OF BENSENVILLE. W/ ELMHURST SCHOOLS! 2-1 BEDROOMS & 4-2 BEDROOMS APARTMENTS, W 1 BATH, SPACIOUS LR & BEDROOM! LAUNDRY IN BASEMENT, 6 LOCKERS! TENANTS PAY ELECTRIC & COOKING GAS! PARKING FOR 20 CARS! SOME LONG TERM TENANTS THUS THE DISCREPANCY IN RENTS REFLECTED IN THE LISTING SHEET! WALK TO SHOPPING, EASY ACCESS TO ALL EXPRESSWAYS! 1 75-GAL HOTWATER HEATER. FANTASTIC INVESTMENT AND GREAT LOCATION!**

Acreage:	Lot SF:	<b>9088</b>	Lot Size Source:	Total Bldg SF:	<b>4300</b>	Total # Units:	<b>6</b>	# Stories:	<b>2</b>	
Basement:	Partial # Dishwashers:	<b>0</b>	# Washers:	<b>1</b>	# Dryers:	<b>1</b>	Wash/Dry Leased:	<b>No</b>	# Ranges:	<b>6</b>
# Parking Spaces:	<b>20</b>	# Disposals:	<b>0</b>	# Refrigerators:	<b>6</b>	# Fireplaces:	<b>0</b>	# Window AC:	<b>6</b>	Last Lease Exp:
Apartment Info	# Units	Rooms	Bedrooms	Baths (F/H)	Monthly Income Range (Min-Max)					
Type 1	<b>1</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>775-775</b>					
Type 2	<b>1</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>800-800</b>					
Type 3	<b>1</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>885-885</b>					
Type 4	<b>1</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>910-910</b>					
Type 5	<b>1</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>925-925</b>					
Type 6	<b>1</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>975-975</b>					
Type 7	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>					

Age: <b>36-50 Years</b>	Type of Multi-Family: <b>Other</b>	Air Cond: <b>Wall Sleeve</b>
Type Ownership: <b>Individual</b>	Location:	Electricity: <b>Circuit Breakers, Separate Meters, 0-100 Amps, 101-200 Amps</b>
Frontage/Access: <b>City Street</b>	Construction: <b>Brick, Concrete, Concrete Block, Wood Frame</b>	Fire Protection: <b>Fire Extinguisher/s</b>
Current Use: <b>Residential-Multi-Family</b>	Exterior: <b>Brick</b>	Heat/Ventilation: <b>Central Bldg Heat, Gas, Hot Water</b>
Potential Use: <b>Residential-Multi-Family</b>	Foundation: <b>Block, Concrete</b>	Utilities To Site: <b>Sanitary Sewer to Site, Sewer-Storm Available, Water-Municipal</b>
Client Needs: <b>Cash</b>	Roof Structure: <b>Hip</b>	Tenancy Type:
Client Will:	Roof Coverings:	Tenant Pays: <b>Electric, Other</b>
Known Encumbrances: <b>First Mortgage</b>	Misc. Outside: <b>Enclosed Stairs, Security Lighting, Storms &amp; Screens (as exist)</b>	HERS Index Score:
Amenities: <b>Lighting/Exterior, Sidewalks, Cable Ready</b>	Indoor Parking:	Green Disc:
Monthly Assmt Incl:	Outdoor Parking: <b>13-18 Spaces</b>	Green Rating Source:
Owner's Assoc: <b>No</b>	Parking Ratio:	Green Feats:
Conversion:	Bsmt Desc: <b>Unfinished, Exterior Access</b>	Possession: <b>Closing</b>
Deconversion:	Misc. Inside:	Sale Terms: <b>Conventional</b>
Building Unit Info:		Backup Info:

Gross Rental Income:	<b>\$63,240</b>	Total Monthly Income:	<b>\$5,270</b>	Total Annual Income:	<b>\$63,240</b>
Gross Rental Multiplier:	<b>0.09</b>	Tax Amount:	<b>\$10,624</b>	Tax Year:	<b>2015</b>
Total Annual Exps:	<b>\$27,666</b>	Expense Source:	<b>Owner Projection</b>	Expense Year:	<b>2015</b>
Annual Net Operating Income:	<b>\$35,574</b>	Net Oper Income Year:	<b>2015</b>	Cap Rate:	
Janitor Expense (\$/src):	<b>\$0/</b>	Fuel Expense (\$/src):	<b>\$3,219/Owner Projection</b>	Electricity Expense (\$/src):	<b>\$951/Owner Projection</b>
Water Expense (\$/src):	<b>\$3,146/Owner Projection</b>	Trash Expense (\$/src):	<b>\$0/Owner Projection</b>	Insurance Expense (\$/src):	<b>\$1,824/Owner Projection</b>
Repairs/Decor Expense (\$/src):	<b>\$2,851/Owner Projection</b>	Manager Expense (\$/src):	<b>/</b>	Other Expense (\$/src):	<b>\$0/Owner Projection</b>

Operating Expense Includes:

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MLS #: 09408845

Prepared By: Marcin Chojnacki | Chase Real Estate LLC | 03/15/2022 09:12 AM

MLS#: 09408845 Multi Family 5+ 1135 David DR Bensenville IL 60106



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**Multi Family 5+**      MLS #: **09408849**      List Price: **\$987,900**  
 Status: **CLSD**      List Date: **12/27/2016**      Orig List Price: **\$519,900**  
 Area: **106**      List Dt Rec: **12/27/2016**      Sold Price: **\$850,000**  
 Address: **1131 David Dr , Bensenville, IL 60106**  
 Directions: **Grand east of York to David, North to 1131!**  
 Closed Date: **05/15/2017** Contract: **03/09/2017** Lst. Mkt. Time: **73**  
 Off Mkt: **03/09/2017** Financing: **Conventional** Concessions:  
 Year Built: **1959** Blt Before 78: **Yes** CTGF:  
 Dimensions: **59X151X63X151**  
 Unincorporated: **No** Township: **Addison** County: **DuPage**  
 Zoning Type: **Multi-Family** List Price Per SF: **\$261.28** Sold Price Per SF: **\$224.81**  
 Actual Zoning: **R-12** PIN #: **0325103002** Multiple PINs: **No**  
 Relist:

Mobility Score: -

Remarks: \* **THE LIST PRICE REFLECTS THE PRICE FOR 1131 AND 1135 DAVID (MLS # 09408845), 1131 AND 1135 DAVID ARE BEING SOLD AS ONE ENTITY! 1131 IS AN EXCEPTIONAL BRICK 7 UNIT, ALL 1 BEDROOMS W/ OPEN BALCONY AND ENCLOSED STAIRCASE TO THE 2ND FLOOR! LOCATED IN THE HIGHLY DESIRABLE BRENTWOOD NEIGHBORHOOD OF BENSENVILLE, WITH ELMHURST SCHOOLS! 7-1 BEDROOM APARTMENTS, W 1 BATH, SPACIOUS LR & BEDROOM! LAUNDRY IN BASEMENT, 7 LOCKERS! TENANTS PAY ELECTRIC & COOKING GAS! PARKING FOR 20 CARS! MANY ARE LONG TERM TENANTS THUS THE DISCREPANCY IN RENTS REFLECTED IN LISTING SHEET. WALK TO SHOPPING, EASY ACCESS TO ALL EXPRESSWAYS! 1 75-GAL HOT WATER HEATER! FANTASTIC INVESTMENT AND GREAT LOCATION!**

Acres: Lot SF: **9184** Lot Size Source: Total Bldg SF: **3781** Total # Units: **7** # Stories: **2**  
 Basement: **Partial** # Dishwashers: **0** # Washers: **1** # Dryers: **1** Wash/Dry Leased: **No** # Ranges: **7**  
 # Parking Spaces: **20** # Disposals: **0** # Refrigerators: **7** # Fireplaces: **0** # Window AC: **0** Last Lease Exp:

Apartment Info	# Units	Rooms	Bedrooms	Baths (F/H)	Monthly Income Range (Min-Max)
Type 1	2	3	1	1	1550-1550
Type 2	1	3	1	1	750-750
Type 3	1	3	1	1	735-735
Type 4	1	3	1	1	730-730
Type 5	1	3	1	1	720-720
Type 6	1	3	1	1	710-710
Type 7	0	0	0	1	0

Age: **Older**      Type of Multi-Family: **Other**      Air Cond: **Window Unit/s**  
 Type Ownership: **Individual**      Location:      Electricity: **Circuit Breakers, Separate**  
 Frontage/Access: **City Street**      Construction: **Brick, Concrete, Wood Frame**      Meters, **0-100 Amps, 101-200 Amps**  
 Current Use: **Residential-Multi-Family**      Exterior: **Brick**      Fire Protection: **Fire Extinguisher/s**  
 Potential Use: **Residential-Multi-Family**      Foundation: **Block, Concrete**      Heat/Ventilation: **Central Bldg Heat, Gas, Hot Water**  
 Client Needs: **Cash**      Roof Structure: **Flat**      Utilities To Site: **Sanitary Sewer to Site, Sewer-Storm Available, Water-Municipal**  
 Client Will:      Roof Coverings: **Membrane**      Tenancy Type:  
 Known Encumbrances: **First Mortgage**      Misc. Outside: **Balcony/ies, Enclosed Stairs, Security Lighting, Storms & Screens (as exist)**      Tenant Pays: **Electric, Other**  
 Amenities: **Lighting/Exterior, Sidewalks, Cable Ready**      Indoor Parking:  
 Monthly Assmt Incl:      Outdoor Parking: **19-30 Spaces**      HERS Index Score:  
 Owner's Assoc: **No**      Parking Ratio:  
 Conversion:      Bsmt Desc: **Unfinished, Exterior Access**      Green Disc:  
 Deconversion:      Misc. Inside:      Green Rating Source:  
 Building Unit & Info:           Possession: **Closing**  
 Backup Info:

Gross Rental Income: **\$63,180**      Total Monthly Income: **\$5,265**      Total Annual Income: **\$63,180**  
 Gross Rental Multiplier: **0.09**      Tax Amount: **\$11,996**      Tax Year: **2015**  
 Total Annual Exps: **\$28,963**      Expense Source: **Owner**      Expense Year: **2015**  
 Annual Net Operating Income: **\$34,217**      Net Oper Income Year: **2015**      Cap Rate:  
 Janitor Expense (\$/src): **\$0/**      Fuel Expense (\$/src): **\$3,119/Owner**      Electricity Expense (\$/src): **\$943/Owner**  
 Water Expense (\$/src): **\$3,254/Owner**      Projection      Insurance Expense (\$/src): **\$2,007/Owner**  
 Repairs/Decor Expense (\$/src): **\$3,105/Owner**      Trash Expense (\$/src): **\$0/**      Projection  
 Manager Expense (\$/src): /      Other Expense (\$/src): **\$0/**

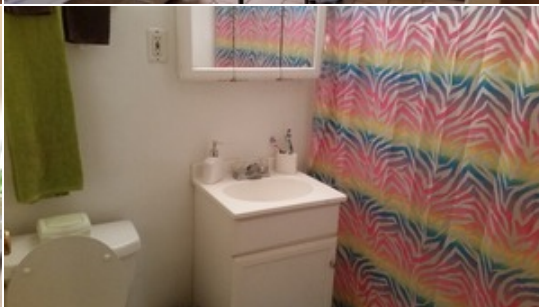
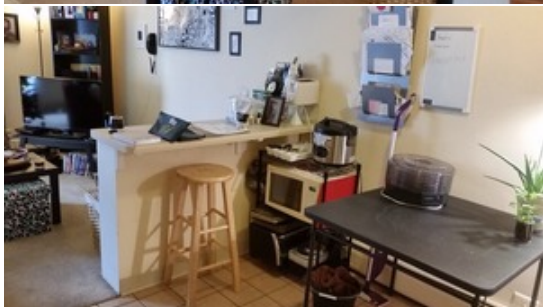
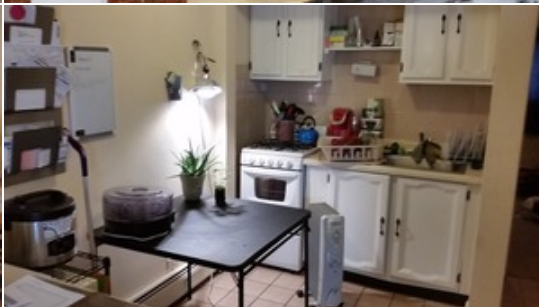
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