



Bank Orders Sale of Mixed-Use Building in Humboldt Park

1101 N. RIDGEWAY AVENUE • CHICAGO, ILLINOIS

Building Description:

2,270sf building with 1st floor retail & 2nd floor 4-bedroom apartment

Lot Size:

3,125sf

Utilities:

Each unit is individually metered

Parking:

Available in rear

Property Taxes:

\$3,319.41 ('07)

Asking Price:

\$199,000

Comments:

Ideal for either an investor or for an owner/user.

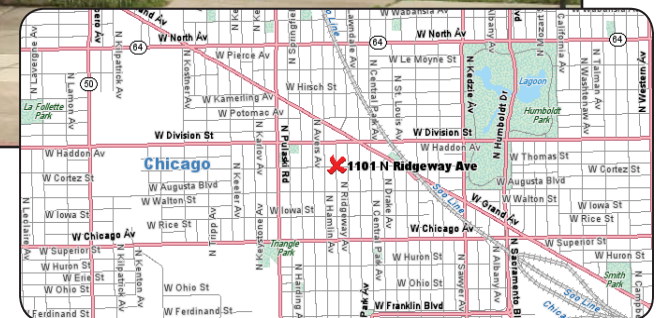
For More Information, Contact:

Brad Thompson

Vice President

(312) 338-3012

bthompson@mpirealestate.com



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Income & Expenses:

Income	Current	ProForma
Retail	\$6,000	\$9,600
Apartment	\$10,800	\$13,200
Annual Income	\$16,800	\$22,800

Expenses	Current	ProForma
Taxes	\$3,319	\$3,319
Insurance	\$1,200	\$1,200
Total Expenses	\$4,519	\$4,519

Net Operating Income	\$12,281	\$18,281
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Left: Retail Space
Middle: Recently rehabbed apartment bathroom
Right: Apartment has a laundry room with a wash tub.

