



Bank Owned Mixed-Use Building Available on South Side

7338-42 S. HALSTED STREET • CHICAGO, ILLINOIS

Building Size:

7,120sf

Unit Mix:

4,200sf of 1st Floor Retail
3 2-Bedroom/ 1-Bath Apartments
+ Large Garage in Rear (4-6 cars)

Lot Size:

6,050sf

Zoning:

B1-2

Traffic Count:

21,800 Vehicles Daily

Property Taxes:

\$3,305.48 ('07)

Price:

\$89,900 - Sold in "As-Is" condition

Comments:

Renovations were started on all units;
All units are individually metered.

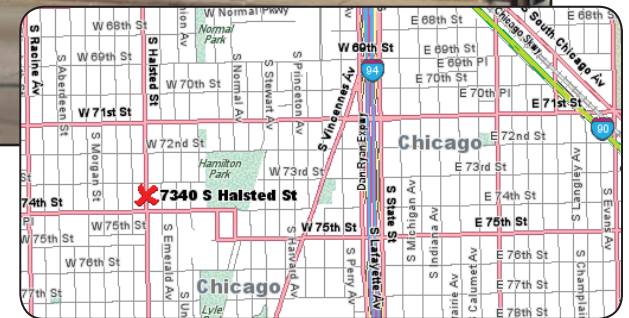
For More Information, Contact:

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Disclaimer: Information contained herein has been obtained from the owner and other sources which appear reliable. However, Millennium Properties R/E, Inc. is acting as owner's agent and the agent listed above is the owner's designated agent, and makes no warranties or representations as to the accuracy or completeness of this information.



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Proforma - Assume Completed

Income

Apartment	\$650/unit	\$23,400
Retail	\$9/sf	\$37,800
Parking	\$25/mo.	\$1,200
Gross Income		\$62,400

Expenses

Taxes		\$3,305
Misc.		\$12,500
Total Expenses		\$15,805

Potential Net Operating Income	\$46,595
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Large garage can accommodate 4-6 vehicles.

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