



Investment Opportunity 2-Flat Apartment Building Available

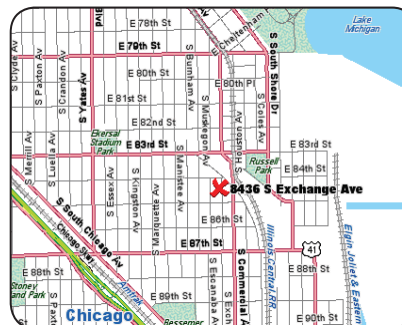
8436 S. EXCHANGE AVENUE • CHICAGO, ILLINOIS



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For More Information, Contact:

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Property Highlights

Unit Mix:

1st Floor - 2BR / 1BA
2nd Floor - 3BR / 1 BA

Apartment Features:

- Completely rehabbed in 2006 with new plumbing and drywall
- Kitchens feature granite countertops & new appliances
- New & separate furnaces and water heaters
- On-site laundry potential
- Crawlspace allows for storage
- Large backyard
- Separate entrances for units

Real Estate Taxes:

\$2,218.25 ('06)

~~Price:~~
\$215,000

Price Reduced:
\$199,000

Millennium Properties R/E, Inc. • Two First National Plaza • 20 South Clark Street • Suite 630 • Chicago, Illinois 60603



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ProForma

Income	Monthly	Annual
1st Floor Apt	\$675	\$8,100
2nd Floor Apt.	\$750	\$9,000
Rental Income:	\$1,425	\$17,100
Expenses		
Insurance		\$1,100
Taxes		\$2,218
Total Expenses:		\$3,318
Potential NOI:		\$13,782

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