



Condo-Ready Apartment Buildings Available on West Side

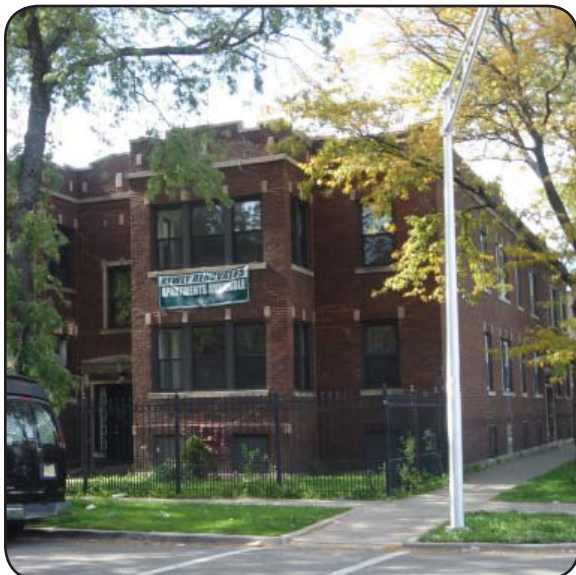
4142 W. JACKSON BLVD. & 1454 N. LUNA AVENUE • CHICAGO, IL

4142 W. Jackson Blvd.



- Building Size:** 5,613sf - 6 Units
Unit Mix: 6 2-Bedroom
Lot Size: 3,025sf
Zoning: RT-4
Property Taxes: \$4,471.93 ('07)
Comments: Completely rehabbed in 2008. New roof, porches, plumbing & electric. All units are individually metered and have new furnaces.
Price: \$399,000

1454 N. Luna Avenue



- Building Size:** 7,248sf - 8 Units
Unit Mix: 4 2-Bedroom, 2 1-Bedroom & 2 3-Bedroom Apartments
Lot Size: 7,235sf
Zoning: RS-3
Property Taxes: \$3,182.48 ('07)
Comments: Completely rehabbed in 2008 New roof, windows, porches, plumbing, electric (400 amp) & tuckpointing. Units are individually metered
Price: \$499,000



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| Rental Income | 4142 W. Jackson | 1454 N. Luna | Total |
|-------------------------|--------------------|-------------------|-------------------|
| Gross Rental Income | \$56,400 | \$78,960 | \$135,360 |
| Vacancy @10% | \$(5,640) | \$- | \$(5,640) |
| Operating Income | \$50,760 | \$78,960 | \$129,720 |
| Expenses | | | |
| Electric | \$(700) | \$(500) | \$(1,200) |
| Gas | \$- | \$- | \$- |
| Water | \$(1,400) | \$- | \$(1,400) |
| Scavenger | \$(1,200) | \$(1,200) | \$(2,400) |
| Repairs & Maint. | \$(2,000) | \$(1,000) | \$(3,000) |
| Insurance | \$(2,200) | \$(3,000) | \$(5,200) |
| Taxes | \$(4,471) | \$(3,182) | \$(7,653) |
| Management Fees (5%) | \$(2,538) | \$(3,948) | \$(6,486) |
| Total Expenses | \$(14,509) | \$(12,830) | \$(27,339) |
| NOI | \$36,251 | \$66,130 | \$102,381 |

For More Information, Contact:

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