

4 Unit Corporate Rental Building in Lincoln Park

2525 N. Orchard St. | Chicago, IL

\$ 2,675,000

Investment Highlights

- 4 unit multi-family building
 - Three 4 bed, 2 bath apartments
 - One 2 bed, 2 bath apartment
 - Parking for 4 cars
- 3 year master lease to corporate rental
 - All expenses covered by agreement including cable, Wi-fi and parking
- Est. 2014 NOI: \$155,861
- Cap Rate: 5.8%
- Units feature high ceilings, hardwood floors, in-unit washer/dryers, fireplaces, patio and contemporary furnishings
- Land Area: 3,750 SF
- Taxes (2013): \$18,239

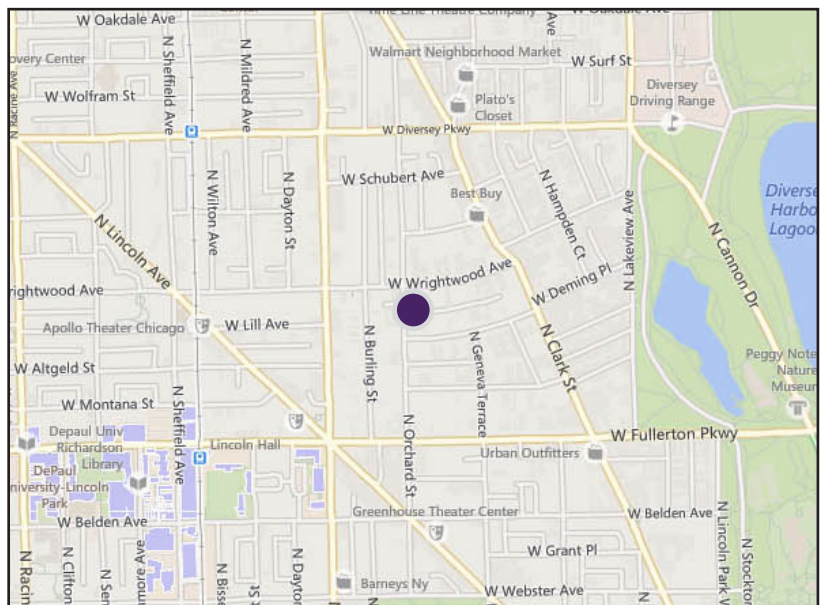


Property Highlights

At the corner of Deming and Orchard, this four unit multi-family building is leased to a corporate rental company under a three year master lease. The vintage walk-up building includes three 4 bed, 2 bath apartments and a 2 bed 2 bath unit. Each unit has lots of natural light, high ceilings, hardwood floors, contemporary furnishings and in-unit washer/dryers. The building is also in the desirable Lincoln Park school district.

Area Highlights

Lincoln Park is in one of the most desirable neighborhoods of Chicago with good schools and lots of amenities. In addition to Lincoln Park and the lakefront, the area features a large number of boutiques, restaurants and public transportation routes.



Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained from sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

Brad Thompson

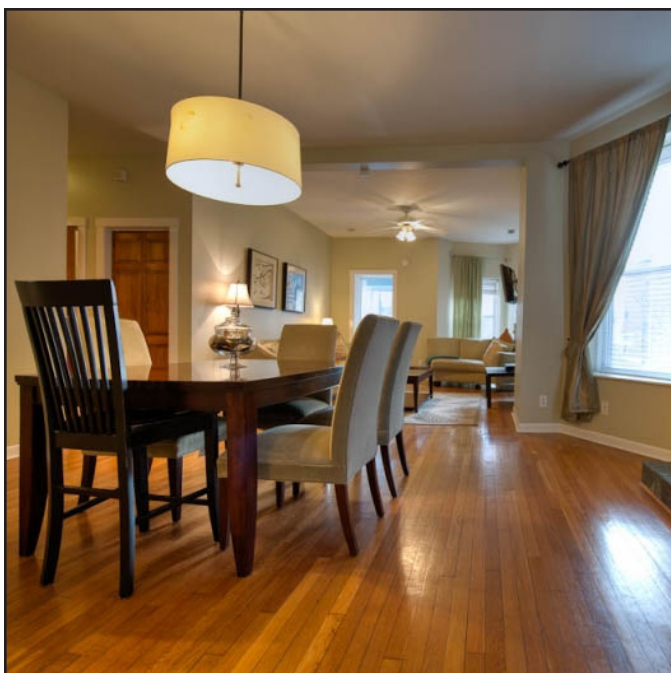
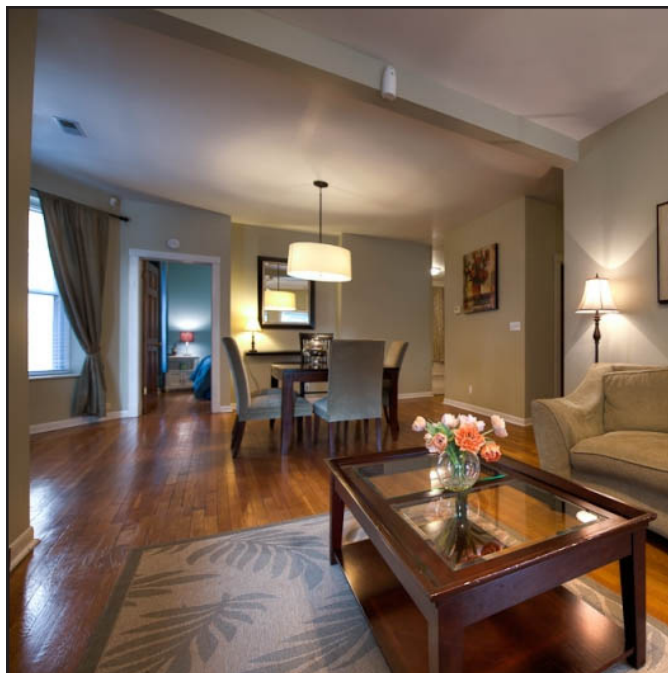
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Property Photos



Income Statement

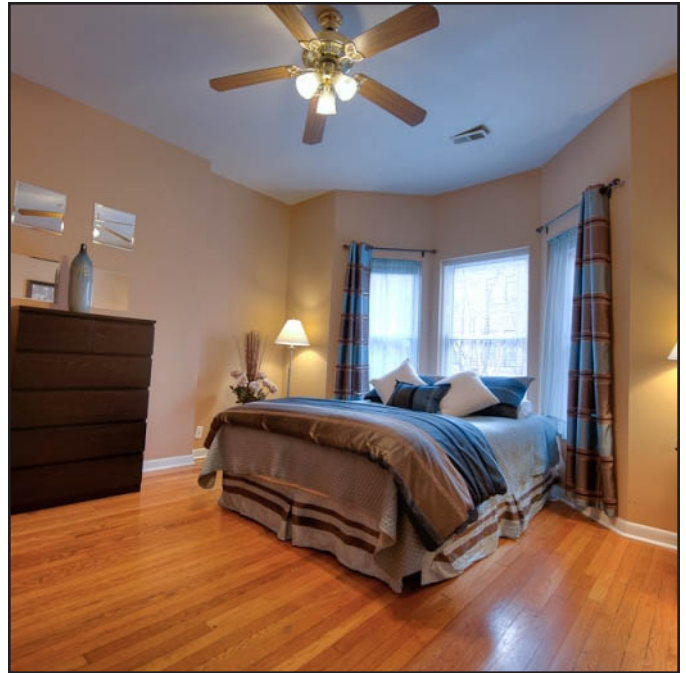
	Est. 2014
Monthly Income	\$16,000
Total Annual Income	\$192,000
Expenses	
Property Taxes	\$18,239
Property Insurance	\$5,400
Water/Utilities	\$9,000
Maintenance/Misc.	\$3,500
Total Expenses	\$36,139
Net Operating Income	\$155,861

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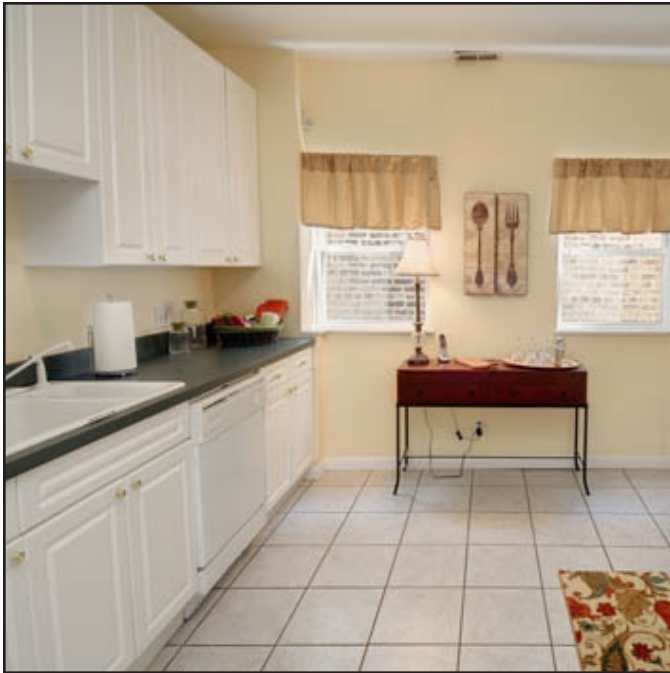


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