



**Two to Four Units**  
 Status: **NEW**  
 Area: **488**  
 Address: **280/282 S Will Rd , Diamond, IL 60416**

MLS #: **09876432**  
 List Date: **03/07/2018**  
 List Dt Rec: **03/07/2018**

List Price: **\$299,800**  
 Orig List Price: **\$299,800**  
 Sold Price:  
 Contingency  
 Flag:

Directions: **Rt 113 East to Will Rd. South**

Sold by:  
 Closed:  
 Off Mkt:  
 Year Built: **1999**  
 Dimensions: **115X144**  
 Ownership: **Fee Simple**  
 Corp Limits: **Diamond**  
 Coordinates:  
 Acreage: **0.38**

Contract:  
 Financing:  
 Blt Before 78: **No**  
 Subdivision:  
 Township: **Braceville**

List. Mkt Time: **1**  
 Concessions:  
 Contingency:  
 County: **Grundy**  
 Model:  
 Parking: **Garage**  
 # Spaces: **Gar:1**  
 Parking Incl.  
 In Price:  
 3 BR Unit: **Yes**  
 Zoning: **Multi-Family**  
 Waterfront: **No**

Total Rooms: **10**  
 Total Bedrooms: **6**  
 Total Baths: **2/0**  
 (Full/Half):  
 Basement: **None**

Remarks: **Very well maintained 2 unit ranch duplex. Each unit has 3 bed /1 bath, with 1 car garage. Great investment opportunity, live in one unit and rent the other!**

**School Data**

Elementary: **(1)**  
 Junior High: **(1)**  
 High School: **(1)**

**Taxes/Assessments**

PIN: **0901229006**  
 Mult PINs:  
 Tax Amount: **\$4,752.18**  
 Tax Year: **2016**  
 Exemptions:  
 Special Assessments: **No**  
 Special Service Area: **No**

**Financial Info**

Total Rental Income:  
 Net Operating Income:  
 Gross Income:  
 Gross Expenses:  
 Other Income:

	<u>Floor Level</u>	<u>Sq Ft.</u>	<u>Rooms</u>	<u>Bedrooms</u>	<u>Bathrooms</u>	<u>Master Bath</u>	<u>Sec Deposit</u>	<u>Rent</u>	<u>Lease Exp</u>
<b>Unit #1</b>	1	1326	5	3	1/0		0	0	00/00
<b>Unit #2</b>	1		5	3	1/0		0	0	00/00
<b>Unit #3</b>					/				
<b>Unit #4</b>					/				

Age: **16-20 Years**  
 Type-Multi Unit: **Duplex Side by Side**  
 Style: **Ranch**  
 Const Opts:  
 General Info: **None**  
 Amenities:  
 Ext. Bldg. Type: **Vinyl Siding, Brick**  
 Lot Size: **Less Than .25 Acre**  
 Lot Desc:  
 Roof:  
 Foundation:  
 Exst Bas/Fnd:  
 Ext Prop Feats:

Garage Ownership: **Owned**  
 Garage On Site: **Yes**  
 Garage Type: **Attached**  
 Garage Details:  
 Parking Ownership:  
 Parking On Site:  
 Parking Details:  
 Appliances/Features (1): **Stove, Refrigerator**  
 Appliances/Features (2): **Stove, Refrigerator**  
 Appliances/Features (3):  
 Appliances/Features (4):  
 Bath Amn:  
 Basement Details: **None**  
 Additional Rooms:

Tenant Pays (1): **All**  
 Tenant Pays (2): **All**  
 Tenant Pays (3):  
 Tenant Pays (4):  
 Water: **Public**  
 Sewer: **Sewer-Public**  
 Heating: **Gas**  
 Equipment:  
 HERS Index Score:  
 Green Disc:  
 Green Rating Srce:  
 Green Feats:  
 Possession: **Closing**  
 Sale Terms:

Agent Remarks: **48 hours required for showings.**

Internet Listing: **Yes**  
 VOW AVM: **No**  
 Listing Type: **Exclusive Right to Sell**  
 Coop Comp: **2.5% (-\$250) (on Gross SP)**  
 Showing Inst: **Call/text listing agen**  
 Owner: **OOR**  
 Broker: **Marquette Properties, Inc (79948)**  
 List Agent: **Peter Fleming (702641)**  
 Co-lister:

Remarks on Internet?: **Yes**  
 VOW Comments/Reviews: **No**  
 Holds Earnest Money: **No**  
 Additional Sales Information: **None**  
 Cont. to Show?:  
 Ph #:  
 Ph #: **(815) 941-0207**  
 Ph #: **(773) 882-6286**  
 Ph #:

Addr on Internet?: **Yes**  
 Lock Box:  
 Special Comp Info: **None**  
 Expiration Date: **11/30/2018**  
 Agent Notices:  
 Agent Owned/Interest: **No**  
 Team:  
 Email: **pflaming52@yahoo.com**  
 More Agent Contact Info:

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