



**Multi Family 5+** MLS #: **11228914** List Price: **\$650,000**  
 Status: **PCHG** List Date: **09/24/2021** Orig List Price: **\$749,000**  
 Area: **424** List Dt Rec: **09/24/2021** Sold Price:  
 Address: **112 S Railroad St , Gardner, IL 60424**  
 Directions: **IL-47 to E Gardner Rd to S Railroad St**  
 Sold by:  
 Closed Date: Contract: Rented Price:  
 Off Mkt: Financing: Mkt. Time (Lst./Tot.): **272/272**  
 Year Built: **1996** Blt Before 78: **No** Concessions:  
 Dimensions: **198 X 284 X 201** CTGF:  
 Unincorporated: **No** Township: **Garfield**  
 Zoning Type: **Multi-Family** List Price Per SF: **\$0** County: **Grundy**  
 Actual Zoning: **R4** PIN #: **1209127006** Sold Price Per SF: **\$0**  
 Multiple PINs: **No**  
 Relist:  
 Mobility Score: **38 - Minimal Mobility.**

Remarks: **Excellent opportunity to own this 6-unit building built in 1996. Sits on a crawl space, vinyl clad windows, all brick exterior. Gas heated, some units have replaced furnace & A/C. Laundry hookup in mudroom.**

Acreage: **0.46** Lot SF: **19823** Lot Size Source: **County** Total Bldg SF: Total # Units: **6** # Stories: **1**

Basement:		# Dishwashers:	# Washers:	# Dryers:	Wash/Dry Leased:	# Ranges:
# Parking Spaces: <b>8</b>		# Disposals:	# Refrigerators:	# Fireplaces:	# Window AC:	Last Lease Exp:
Apartment Info	# Units	Rooms	Bedrooms	Baths (F/H)	Monthly Income Range (Min-Max)	
Type 1	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>725-950</b>	
Type 2	<b>2</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>725-875</b>	
Type 3	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>	
Type 4	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>	
Type 5	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>	
Type 6	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>	
Type 7	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>	

Age: <b>16-25 Years</b>	Type of Multi-Family: <b>Other</b>	Air Cond:
Type Ownership:	Location:	Electricity:
Frontage/Access:	Construction:	Fire Protection:
Current Use: <b>Residential-Multi-Family</b>	Exterior:	Heat/Ventilation: <b>Gas</b>
Potential Use:	Foundation:	Utilities To Site:
Client Needs:	Roof Structure:	Tenancy Type:
Client Will:	Roof Coverings:	Tenant Pays: <b>Other</b>
Known Encumbrances:	Misc. Outside:	HERS Index Score:
Amenities:	Indoor Parking:	Green Disc:
Monthly Assmt Incl:	Outdoor Parking:	Green Rating Source:
Owner's Assoc:	Parking Ratio:	Green Feats:
Conversion:	Bsmnt Desc:	Possession:
Deconversion:	Misc. Inside:	Sale Terms:
Building Unit Info:		Backup Info:

Gross Rental Income: <b>\$0</b>	Total Monthly Income: <b>\$0</b>	Total Annual Income: <b>\$0</b>
Gross Rental Multiplier: <b>0</b>	Tax Amount: <b>\$9,776.64</b>	Tax Year: <b>2021</b>
Total Annual Exps: <b>\$0</b>	Expense Source:	Expense Year:
Annual Net Operating Income: <b>\$0</b>	Net Oper Income Year:	Cap Rate:
Janitor Expense (\$/src): <b>\$0/</b>	Fuel Expense (\$/src): <b>\$0/</b>	Electricity Expense (\$/src): <b>\$0/</b>
Water Expense (\$/src): <b>\$0/</b>	Trash Expense (\$/src): <b>\$0/</b>	Insurance Expense (\$/src): <b>\$0/</b>
Repairs/Decor Expense (\$/src): <b>\$0/</b>	Manager Expense (\$/src): <b>/</b>	Other Expense (\$/src): <b>\$0/</b>

Operating Expense Includes:  
 Broker Private Remarks: **Email ricardo.marquetteprop@gmail.com for listing package. Call Michael Fleming for showing details. Listing office does NOT hold Earnest Money. Email all offers with POF/Prequalification letter to ricardo.marquetteprop@gmail.com**

Internet Listing: <b>Yes</b>	Remarks on Internet?: <b>No</b>	Addr on Internet?: <b>Yes</b>
VOW AVM: <b>No</b>	VOW Comments/Reviews: <b>No</b>	Lock Box:
Listing Type: <b>Exclusive Right to Sell</b>	Information: <b>None</b>	Special Comp Info: <b>None</b>
Buyer Ag. Comp.: <b>2%-300 (Gross Sale Price)</b>	Cont. to Show?:	Expiration Date: <b>08/31/2022</b>
Showing Inst: <b>Call/text Listing Agent to schedule a showing</b>	Broker Owned/Interest: <b>No</b>	
Broker: <b>Marquette Properties, Inc (79948) / (815) 941-0207</b>		
List Broker: <b>Michael Fleming (700103) / (815) 347-5151 / tuaminc@yahoo.com</b>		
CoList Broker: <b>Ricardo Del Toro (706443) / (815) 909-6406</b>	More Agent Contact Info:	

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