



Multi Family 5+ MLS #: **11228921** List Price: **\$1,050,000**
 Status: **PCHG** List Date: **09/24/2021** Orig List Price: **\$1,200,000**
 Area: **424** List Dt Rec: **09/24/2021** Sold Price:
 Address: **600 S East St, Gardner, IL 60424**
 Directions: **IL-47 to E Gardner Rd to IL-53 to S East St**
 Sold by:
 Closed Date: Contract: Rented Price:
 Off Mkt: Financing: Mkt. Time (Lst./Tot.): **272/272**
 Year Built: **2004** Blt Before 78: **No** Concessions:
 Dimensions: **125 X 368** CTGF:
 Unincorporated: Township: **Garfield** County: **Grundy**
 Zoning Type: **Multi-Family** List Price Per SF: **\$0** Sold Price Per SF: **\$0**
 Actual Zoning: **R4** PIN #: **1209251026** Multiple PINs: **No**
 Relist:
 Mobility Score: **38 - Minimal Mobility.**

Remarks: **Excellent opportunity to own 3 buildings with 4 units in each building for a total of 12 units. Middle building has newer roof, new water heater, A/C, laminate & ceramic tile flooring. Tenants pay own utilities besides water bill. Includes coin operation laundry. Possible room for expansion.**

Acres:	1.06	Lot SF:	46100	Lot Size Source:	County Records	Total Bldg SF:	Total # Units:	12	# Stories:	2	
Basement:	# Dishwashers:	# Washers:	# Dryers:	Wash/Dry Leased:	# Ranges:	# Parking Spaces:	# Disposals:	# Refrigerators:	# Fireplaces:	# Window AC:	Last Lease Exp:
Apartment Info	# Units	Rooms	Bedrooms	Baths (F/H)	Monthly Income Range (Min-Max)	Type 1	6	3	2	1	795-975
Type 2	6	2	1	1	795-975	Type 3	0	0	0	0	0
Type 4	0	0	0	0	0	Type 5	0	0	0	0	0
Type 6	0	0	0	0	0	Type 7	0	0	0	0	0

Age: **16-25 Years** Type of Multi-Family: **Flats** Air Cond:
 Type Ownership: Location: Electricity:
 Frontage/Access: Construction: Fire Protection:
 Current Use: **Residential-Multi-Family** Exterior: Heat/Ventilation: **Electric**
 Potential Use: Foundation: Utilities To Site:
 Client Needs: Roof Structure: Tenancy Type:
 Client Will: Roof Coverings: Tenant Pays: **Other**
 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: Bsmt Desc: Possession:
 Deconversion: Misc. Inside: Sale Terms:
 Building Unit Info: Backup Info:

Gross Rental Income:	\$0	Total Monthly Income:	\$0	Total Annual Income:	\$0
Gross Rental Multiplier:	0	Tax Amount:	\$15,842.60	Tax Year:	2021
Total Annual Exps:	\$0	Expense Source:		Expense Year:	
Annual Net Operating Income:	\$0	Net Oper Income Year:		Cap Rate:	
Janitor Expense (\$/src):	\$0/	Fuel Expense (\$/src):	\$0/	Electricity Expense (\$/src):	\$0/
Water Expense (\$/src):	\$0/	Trash Expense (\$/src):	\$0/	Insurance Expense (\$/src):	\$0/
Repairs/Decor Expense (\$/src):	\$0/	Manager Expense (\$/src):	/	Other Expense (\$/src):	\$0/

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

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MLS #: 11228921

Prepared By: Ricardo Del Toro | Marquette Properties, Inc | 06/22/2022 03:36 PM