



Multi Family 5+
 Status: **RACT**
 Area: **488**
 Address: **811/813 S Covey Ln , Coal City, IL 60416**
 Directions: **IL-113 E to S Carbon Hill Rd to Covey Ln**
 Sold by:
 Closed Date:
 Off Mkt:
 Year Built: **2000**
 Dimensions: **0.74**
 Unincorporated: **No**

MLS #: **11462723**
 List Date: **07/13/2022**
 List Dt Rec: **07/13/2022**
 Contract:
 Financing:
 Blt Before 78: **No**
 Township: **Braceville**

List Price: **\$1,400,000**
 Orig List Price: **\$1,400,000**
 Sold Price:
 Rented Price:
 Mkt. Time (Lst./Tot.): **45/45**
 Concessions:
 CTGF:

Zoning Type: **Multi-Family**
 Actual Zoning: **RM-2**
 Mobility Score: - **?**

List Price Per SF: **\$168.27**
 PIN #: **0903332004**
 County: **Grundy**
 Sold Price Per SF: **\$0**
 Multiple PINs: **No**
 Relist:

Remarks: **GREAT INVESTMENT OPPORTUNITY ... 14 UNITS TOTAL, 2 APARTMENT BUILDINGS ON THE SAME PIN. NEW WATER HEATERS WERE INSTALLED IN SOME OF THE UNITS IN THE PAST 6 MONTHS. ROOF & VINYL SIDING IN 2016. FRESH FLOORING & PAINT IN SOME UNITS. NEW GUTTERS WERE INSTALLED RECENTLY. BUILDINGS ARE MOSTLY VINYL SIDING EXTERIOR WITH SOME BRICK IN THE FRONT. COIN LAUNDRY ROOM IN EACH BUILDING, ALONG WITH A LARGE STORAGE SHED. CALL TODAY TO SCHEDULE A SHOWING!**

| | | | | | |
|-----------------------------|----------------------|-------------------------------|----------------------------|--------------------------|---------------------------------------|
| Acreage: 0.74 | Lot SF: 32300 | Lot Size Source: Other | Total Bldg SF: 8320 | Total # Units: 14 | # Stories: 1 |
| Basement: | # Dishwashers: | # Washers: | # Dryers: | Wash/Dry Leased: | # Ranges: |
| # Parking Spaces: 28 | # Disposals: | # Refrigerators: | # Fireplaces: | # Window AC: | Last Lease Exp: |
| Apartment | # Units | Rooms | Bedrooms | Baths (F/H) | Monthly Income Range (Min-Max) |
| Info | | | | | |
| Type 1 | 14 | 4 | 1 | 1 | 800-900 |
| Type 2 | 0 | 0 | 0 | | 0 |
| Type 3 | 0 | 0 | 0 | | 0 |
| Type 4 | 0 | 0 | 0 | | 0 |
| Type 5 | 0 | 0 | 0 | | 0 |
| Type 6 | 0 | 0 | 0 | | 0 |
| Type 7 | 0 | 0 | 0 | | 0 |

Age: **16-25 Years**
 Type Ownership: **Limited Liability Corp**
 Frontage/Access: **City Street**
 Current Use:
 Potential Use:
 Client Needs:
 Client Will:
 Known Encumbrances:
 Amenities: **Curbs and Gutters, Sidewalks**
 Monthly Assmt Incl:
 Owner's Assoc:
 Conversion: **No**
 Deconversion: **No**
 Building Unit Info:

Type of Multi-Family: **Flats**
 Location:
 Construction:
 Exterior: **Vinyl Siding, Brick**
 Foundation: **Concrete**
 Roof Structure: **Gable**
 Roof Coverings: **Shingle Composition**
 Misc. Outside:
 Indoor Parking:
 Outdoor Parking: **19-30 Spaces**
 Parking Ratio:
 Bsmt Desc:
 Misc. Inside:

Air Cond:
 Electricity:
 Fire Protection:
 Heat/Ventilation: **Electric, Baseboard**
 Utilities To Site:
 Tenancy Type: **Leases, Month To Month**
 Tenant Pays: **Electric**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Possession: **Closing, Immediate**
 Sale Terms: **Conventional, FHA, VA, Trade/Exchange, Cash Only, Other**
 Backup Info:

| | | |
|---------------------------------------------|-------------------------------------|-------------------------------------------|
| Gross Rental Income: \$0 | Total Monthly Income: \$0 | Total Annual Income: \$0 |
| Gross Rental Multiplier: 0 | Tax Amount: \$14,728 | 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/financials. Listing office does NOT hold Earnest Money. Email 7.0 Contract with POF/Prequalification letter to ricardo.marquetteprop@gmail.com**

Internet Listing: **Yes**
 VOW AVM: **No**
 Listing Type: **Exclusive Right to Sell**
 Buyer Ag. Comp.: **2%-\$300 (Gross Sale Price)**
 Showing Inst: **Call/Text Listing Broker Mike Fleming to set up showing**
 Broker: **Marquette Properties, Inc (79948) / (815) 941-0207**
 List Broker: **Ricardo Del Toro (706443) / (815) 909-6406 / ricardo.marquetteprop@gmail.com**
 CoList Broker: **Michael Fleming (700103) / (815) 347-5151**

Remarks on Internet?: **No**
 VOW Comments/Reviews: **No**
 Information: **48-Hr Notice Required**
 Cont. to Show?:

Addr on Internet?: **Yes**
 Lock Box: **None** (Located at **None**)
 Special Comp Info: **None**
 Expiration Date: **10/22/2022**
 Broker Owned/Interest: **No**

More Agent Contact Info:

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