



Multi Family 5+
 Status: **NEW**
 Area: **408**
 Address: **921 Jordan Ave , Braidwood, IL 60408**
 Directions: **IL-113 to W Bergera Rd to N English St to Jordan Ave**
 Sold by:
 Closed Date:
 Off Mkt:
 Year Built: **2002**
 Dimensions: **0.95**
 Unincorporated: **No**

MLS #: **11472213**
 List Date: **07/22/2022**
 List Dt Rec: **07/22/2022**
 Contract:
 Financing:
 Blt Before 78: **No**
 Township: **Reed**

List Price: **\$1,600,000**
 Orig List Price: **\$1,600,000**
 Sold Price:
 Rented Price:
 Mkt. Time (Lst./Tot.): **1/1**
 Concessions:
 CTGF:
 County: **Will**
 Sold Price Per SF: **\$0**
 Multiple PINs: **Yes**
 Relist:
 Zoning Type: **Multi-Family** List Price Per SF: **\$0**
 Actual Zoning: **RMF** PIN #: **0224071090330000**
 Mobility Score: - **?**

Remarks: **RARE FIND...12 UNITS ALL ON THE SAME SIDE OF THE STREET! TOTAL OF FOUR (4) TRIPLEX HOMES WITH 4 DIFFERENT PIN #'s. EACH TRIPLEX HAS A BRICK/VINYL EXTERIOR WITH A 1 CAR GARAGE, AND ALL ON CRAWLSPACES. TENANTS PAY GAS, ELECTRIC, AND WATER. CALL TODAY TO SCHEDULE A SHOWING**

Apartment Info	# Units	Rooms	Bedrooms	Baths (F/H)	Monthly Income Range (Min-Max)
Type 1	8	5	2	1	900-1195
Type 2	4	4	1	1	900-1195
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: **7-15 Years**
 Type Ownership:
 Frontage/Access:
 Current Use:
 Potential Use:
 Client Needs:
 Client Will:
 Known Encumbrances:
 Amenities:
 Monthly Assmt Incl:
 Owner's Assoc:
 Conversion:
 Deconversion:
 Building Unit Info:

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

Air Cond: **Central Air**
 Electricity: **Circuit Breakers, Separate Meters**
 Fire Protection:
 Heat/Ventilation: **Forced Air, Gas**
 Utilities To Site:
 Tenancy Type: **Leases, Month To Month**
 Tenant Pays: **Air Conditioning, Electric, Heat, Water/Sewer**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Possession: **Closing**
 Sale Terms: **Conventional, FHA, VA, Cash Only**
 Backup Info:

Gross Rental Income: \$0	Total Monthly Income: \$0	Total Annual Income: \$0
Gross Rental Multiplier: 0	Tax Amount: \$21,775.20	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. Listing office does NOT hold Earnest Money. Email all offers with POF/Prequalification letter to ricardo.marquetteprop@gmail.com. Four PIN #s: 022407109033, 022407109032, 022407109031, 022407109030. OWNER ALSO OWNS 4 IDENTICAL BUILDINGS ACROSS THE STREET LISTED AT \$1.6M**

Internet Listing: **Yes**
 VOW AVM: **No**

Remarks on Internet?: **No**
 VOW Comments/Reviews: **No**

Addr on Internet?: **Yes**
 Lock Box: **Combination Box** (Located at **Front**)

Listing Type: **Exclusive Right to Sell**
 Buyer Ag. Comp.: **2%- \$300 (Gross Sale Price)**
 Showing Inst: **Call listing broker to schedule a showing**

Information: **None**
 Cont. to Show?:

Special Comp Info: **None**
 Expiration Date: **12/31/2022**
 Broker Owned/Interest: **No**

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**
 More Agent Contact Info:

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MLS #: 11472213

Prepared By: Michael Fleming | Marquette Properties, Inc | 07/22/2022 02:27 PM