



**Two to Four Units**      MLS #: **11228906**  
 Status: **NEW**      List Date: **09/24/2021**  
 Area: **488**      List Dt Rec: **09/24/2021**  
 Address: **30 N Lincoln St , Coal City, IL 60416**  
 Directions: **IL-113 to N Lincoln St**  
 Sold by:  
 Closed:  
 Off Mkt:  
 Year Built: **2000**      Contract:  
 Financing:  
 Dimensions: **101 X 50**      Blt Before 78: **No**  
 Ownership: **Fee Simple**      Subdivision:  
 Corp Limits: **Coal City**      Township: **Felix**  
 Coordinates:  
 Acreage: **0.12**      Total Units: **4**  
 Total Rooms: **10**      Total Baths: **4/0**  
 (Full/Half):  
 Basement: **None**  
 Total Bedrooms: **6**  
 Mobility Score: **38 - Minimal Mobility. ?**

List Price: **\$349,000**  
 Orig List Price: **\$349,000**  
 Sold Price:  
 Contingency Flag:  
 Mkt. Time (Lst./Tot.): **1/1**  
 Concessions:  
 Contingency:  
 County: **Grundy**  
 Model:  
 Parking: **Exterior Space(s)**  
 # Spaces: **Ext:6**  
 Parking Incl. In Price:  
 3 BR Unit: **No**  
 Zoning: **Multi-Family**  
 Waterfront: **No**

Remarks: **Excellent opportunity to own this 2 story building with 4 units built on a slab foundation. Built in approximately year 2000. Electric baseboard heat. The units upstairs have vaulted ceilings. Close to Division Street.**

**School Data**

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

**Taxes/Assessments**

PIN: **0635383008**  
 Mult PINs: **No**  
 Tax Amount: **\$4,713.96**  
 Tax Year: **2020**  
 Exemptions: **None**  
 Special Assessments: **No**  
 Special Service Area: **No**

**Financial Info**

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

	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1		2	1	1/0		0	525	0
Unit #2	1		2	1	1/0		0	825	0
Unit #3	2		3	2	1/0		0	800	0
Unit #4	2		3	2	1/0		0	725	0

Age: **21-25 Years**

Type-Multi Unit: **4 Flat**

Style:

Const Opts:

General Info: **None**

Amenities:

Ext. Bldg. Type: **Vinyl Siding**

Lot Size: **Less Than .25 Acre**

Lot Size Source: **County Records**

Lot Desc: **Corner**

Roof:

Foundation:

Ext Bas/Fnd:

Ext Prop Feats:

Conversion:

Deconversion:

Relist:

Garage Ownership:

Garage On Site:

Garage Type:

Garage Details:

Parking Ownership: **Owned**

Parking On Site: **Yes**

Parking Details:

Appliances/Features (1): **Stove, Refrigerator**

Appliances/Features (2): **Stove, Refrigerator**

Appliances/Features (3): **Stove, Refrigerator**

Appliances/Features (4): **Stove, Refrigerator**

Bath Amn:

Basement Details: **Slab**

Additional Rooms:

Building Unit Info:

Tenancy Type:

Tenant Pays (1): **Other**

Tenant Pays (2): **Other**

Tenant Pays (3): **Other**

Tenant Pays (4): **Other**

Water: **Public**

Sewer: **Sewer-Public**

Heating: **Electric**

Equipment:

HERS Index Score:

Green Disc:

Green Rating Srce:

Green Feats:

Possession: **Closing**

Sale Terms:

Janitor Expense (\$/src): /

Water Expense (\$/src): /

Repairs/Decor Expense (\$/src): /

Operating Expense Includes:

Fuel Expense (\$/src): /

Trash Expense (\$/src/yr): //

Manager Expense (\$/src): /

Electricity Expense (\$/src): /

Insurance Expense (\$/src): /

Other Expense (\$/src): /

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

Internet Listing: **Yes**

VOW AVM: **No**

Listing Type: **Exclusive Right to Sell**

Coop Comp: **2%-300 (on Gross SP)**

Showing Inst: **Call/text Listing Agent to schedule a showing**

Owner: **Owner of Record**

Broker: **Marquette Properties, Inc (79948) / (815) 941-0207**

List Broker: **Peter Fleming (702641) / (773) 882-6286 / marquetteprop@sbcglobal.net**

CoList Broker: **Michael Fleming (700103) / (815) 347-5151**

Remarks on Internet?: **No**

VOW Comments/Reviews: **No**

Holds Earnest Money: **No**

Additional Sales Information: **None**

Cont. to Show?:

Ph #:

Addr on Internet?: **Yes**

Lock Box:

Special Comp Info: **None**

Expiration Date: **03/22/2022**

Broker Notices:

Broker Owned/Interest: **No**

More Agent Contact Info:

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**Multi Family 5+**      MLS #: **11228921**      List Price: **\$1,200,000**  
 Status: **NEW**      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.): **1/1**  
 Year Built: **2004**      Blt Before 78: **No**      Concessions:  
 Dimensions: **125 X 368**      CTGF:  
 Unincorporated:      Township: **Garfield**  
 Zoning Type: **Multi-Family**      List Price Per SF: **\$0**      County: **Grundy**  
 Actual Zoning: **R4**      PIN #: **1209251026**      Sold Price Per SF: **\$0**  
 Mobility Score: **38 - Minimal Mobility. ?**      Multiple PINs: **No**  
 Relist:

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. 2021 tax bill expected to be significantly lower because it was vacant due to a building-fire in May 2020. Includes coin operation laundry. Possible room for expansion.**

Acreage: <b>1.06</b>	Lot SF: <b>46100</b>	Lot Size Source: <b>County Records</b>	Total Bldg SF:	Total # Units: <b>12</b>	# Stories: <b>2</b>
Basement:	# Dishwashers:	# Washers:	# Dryers:	Wash/Dry Leased:	# Ranges:
# Parking Spaces: <b>20</b>	# Disposals:	# Refrigerators:	# Fireplaces:	# Window AC:	Last Lease Exp:
<b>Apartment Info</b>	<b># Units</b>	<b>Rooms</b>	<b>Bedrooms</b>	<b>Baths (F/H)</b>	<b>Monthly Income Range (Min-Max)</b>
Type 1	6	3	2	1	520-995
Type 2	6	2	1	1	520-995
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: <b>16-25 Years</b>	Type of Multi-Family: <b>Flats</b>	Air Cond:
Type Ownership:	Location:	Electricity:
Frontage/Access:	Construction:	Fire Protection:
Current Use: <b>Residential-Multi-Family</b>	Exterior:	Heat/Ventilation: <b>Electric</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:	Bsmt 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>\$15,407.40</b>	Tax Year: <b>2020</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 marquetteprop@sbcglobal.net**

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>
Coop Comp: <b>2%-300 (on Gross SP)</b>	Cont. to Show?:	Expiration Date: <b>03/22/2022</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>Peter Fleming (702641) / (773) 882-6286 / marquetteprop@sbcglobal.net</b>		
CoList Broker: <b>Michael Fleming (700103) / (815) 347-5151</b>		More Agent Contact Info:

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MLS #: 11228921

Prepared By: Peter Fleming | Marquette Properties, Inc | 09/24/2021 02:04 PM



**Multi Family 5+**      MLS #: **11228920**      List Price: **\$1,080,000**  
 Status: **NEW**      List Date: **09/24/2021**      Orig List Price: **\$1,080,000**  
 Area: **408**      List Dt Rec: **09/24/2021**      Sold Price:  
 Address: **385 E Reed St , Braidwood, IL 60408**  
 Directions: **IL-113 to N Division St to W Main St to Grove St to E Reed St**  
 Sold by:  
 Closed Date:      Contract:      Mkt. Time (Lst./Tot.): **1/1**  
 Off Mkt:      Financing:  
 Year Built: **2002**      Bt Before 78: **No**      Concessions:  
 Dimensions: **212 X 187**      CTGF:  
 Unincorporated: **No**      Township: **Reed**  
  
 Zoning Type: **Multi-Family**      List Price Per SF: **\$0**      County: **Will**  
 Sold Price Per SF: **\$0**  
 Actual Zoning: **R4**      PIN #: **0224172010650000**      Multiple PINs: **No**  
 Relist:  
 Mobility Score: **38 - Minimal Mobility. ?**

Remarks: **Excellent opportunity to own 3 buildings for a total of 9 units. Includes a small garage with 3 separate bays for additional rental income. Buildings sit on a crawl space with 2 sump pumps per building (1 on each end).**

Acreage: <b>0.91</b>	Lot SF: <b>39644</b>	Lot Size Source: <b>County Records</b>	Total Bldg SF:	Total # Units: <b>9</b>	# Stories: <b>1</b>
Basement:	# Dishwashers:	# Washers:	# Dryers:	Wash/Dry Leased:	# Ranges:
# Parking Spaces: <b>25</b>	# Disposals:	# Refrigerators:	# Fireplaces:	# Window AC:	Last Lease Exp:
<b>Apartment Info</b>	<b># Units</b>	<b>Rooms</b>	<b>Bedrooms</b>	<b>Baths (F/H)</b>	<b>Monthly Income Range (Min-Max)</b>
<b>Type 1</b>	<b>9</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>750-1195</b>
<b>Type 2</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>
<b>Type 3</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>
<b>Type 4</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>
<b>Type 5</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>
<b>Type 6</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>
<b>Type 7</b>	<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:	Bsmt Desc:	Possession: <b>Closing</b>
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>\$10,628.70</b>	Tax Year: <b>2020</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 marquetteprop@sbcglobal.net**

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>
Coop Comp: <b>2%-300 (on Gross SP)</b>	Cont. to Show?:	Expiration Date: <b>03/22/2022</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>Peter Fleming (702641) / (773) 882-6286 / marquetteprop@sbcglobal.net</b>		
CoList Broker: <b>Michael Fleming (700103) / (815) 347-5151</b>	More Agent Contact Info:	

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**Multi Family 5+**      MLS #: **11228919**      List Price: **\$850,000**  
 Status: **NEW**      List Date: **09/24/2021**      Orig List Price: **\$850,000**  
 Area: **488**      List Dt Rec: **09/24/2021**      Sold Price:  
 Address: **2350-2368 Cherry Tree Ln , Diamond, IL 60416**  
 Directions: **IL-113 to N School St to Cherry Tree Ln**  
 Sold by:  
 Closed Date:      Contract:      Rented Price:  
 Off Mkt:      Financing:      Mkt. Time (Lst./Tot.): **1/1**  
 Year Built: **2000**      Blt Before 78: **No**      Concessions:  
 Dimensions: **121 X 295 X 138 X 143 X 16 X 148**      CTGF:  
 Unincorporated: **No**      Township: **Felix**  
 Zoning Type: **Multi-Family**      List Price Per SF: **\$0**      County: **Grundy**  
 Actual Zoning: **R4**      PIN #: **0636427007**      Sold Price Per SF: **\$0**  
 Mobility Score: **38 - Minimal Mobility. ?**      Multiple PINs: **No**  
 Relist:

Remarks: **Excellent opportunity to own this 6-unit two-story townhome building built in 2000 with 1 car garages. 1 PIN. No existing association. Sits on crawl space.**

Acreage: <b>0.88</b>	Lot SF: <b>38200</b>	Lot Size Source: <b>County Records</b>	Total Bldg SF:	Total # Units: <b>6</b>	# Stories: <b>2</b>
Basement:	# Dishwashers:	# Washers:	# Dryers:	Wash/Dry Leased:	# Ranges:
# Parking Spaces: <b>10</b>	# Disposals:	# Refrigerators:	# Fireplaces:	# Window AC:	Last Lease Exp:
<b>Apartment Info</b>	<b># Units</b>	<b>Rooms</b>	<b>Bedrooms</b>	<b>Baths (F/H)</b>	<b>Monthly Income Range (Min-Max)</b>
Type 1	6	4	2	1.1	1195-1195
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 of Multi-Family: **Condo/Townhouse**      Air Cond:  
 Type Ownership: **Limited Liability Corp**      Location:  
 Frontage/Access: **City Street, Paved**      Construction:  
 Current Use: **Residential-Multi-Family**      Exterior: **Vinyl Siding**      Fire Protection:  
 Potential Use:  
 Client Needs:  
 Client Will:  
 Known Encumbrances:  
 Amenities:  
 Monthly Assmt Incl:  
 Owner's Assoc:  
 Conversion: **No**      Roof Structure:  
 Deconversion: **No**      Roof Coverings: **Shingle Composition**      Utilities To Site:  
 Building Unit Info:  
 Misc. Outside:  
 Indoor Parking: **6-12 Spaces**      Tenancy Type:  
 Outdoor Parking: **6-12 Spaces**      Tenant Pays: **Water/Sewer**  
 Parking Ratio:  
 Bsmt Desc:  
 Misc. Inside:  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Possession:  
 Sale Terms:  
 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>\$12,689.90</b>	Tax Year: <b>2020</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 marquetteprop@sbcglobal.net**

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**  
 Coop Comp: **2%-300 (on Gross SP)**      Cont. to Show?:  
 Expiration Date: **03/22/2022**  
 Showing Inst: **Call/Text Listing Agent to schedule a showing**      Broker Owned/Interest: **No**  
 Broker: **Marquette Properties, Inc (79948) / (815) 941-0207**  
 List Broker: **Peter Fleming (702641) / (773) 882-6286 / marquetteprop@sbcglobal.net**  
 CoList Broker: **Michael Fleming (700103) / (815) 347-5151**      More Agent Contact Info:

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**Multi Family 5+**  
 Status: **NEW**  
 Area: **424**  
 Address: **112 S Railroad St , Gardner, IL 60424**  
 Directions: **IL-47 to E Gardner Rd to S Railroad St**  
 Sold by:  
 Closed Date:  
 Off Mkt:  
 Year Built: **1996**  
 Dimensions: **198 X 284 X 201**  
 Unincorporated: **No**

MLS #: **11228914**  
 List Date: **09/24/2021**  
 List Dt Rec: **09/24/2021**  
 List Price: **\$749,000**  
 Orig List Price: **\$749,000**  
 Sold Price:

Rented Price:  
 Mkt. Time (Lst./Tot.): **1/1**  
 Concessions:  
 CTGF:

Contract:  
 Financing:  
 Blt Before 78: **No**  
 Township: **Garfield**  
 Zoning Type: **Multi-Family**  
 List Price Per SF: **\$0**  
 Actual Zoning: **R4**  
 PIN #: **1209127006**  
 Mobility Score: **38 - Minimal Mobility. ?**

County: **Grundy**  
 Sold Price Per SF: **\$0**  
 Multiple PINs: **No**  
 Relist:

Remarks: **Excellent opportunity to own this 6-unit building 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: <b>0.46</b>	Lot SF: <b>19823</b>	Lot Size Source: <b>County Records</b>	Total Bldg SF:	Total # Units: <b>6</b>	# Stories: <b>1</b>
Basement: # Parking Spaces: <b>8</b>	# Dishwashers: # Disposals:	# Washers: # Refrigerators:	# Dryers: # Fireplaces:	Wash/Dry Leased: # Window AC:	# Ranges: Last Lease Exp:
<b>Apartment Info</b>	<b># Units</b>	<b>Rooms</b>	<b>Bedrooms</b>	<b>Baths (F/H)</b>	<b>Monthly Income Range (Min-Max)</b>
Type 1	4	3	2	1	725-950
Type 2	2	2	1	1	650-875
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: <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:	Bsmt 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>\$9,508.18</b>	Tax Year: <b>2020</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 marquetteprop@sbcglobal.net**

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>
Coop Comp: <b>2%-300 (on Gross SP)</b>	Cont. to Show?:	Expiration Date: <b>03/22/2022</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>Peter Fleming (702641) / (773) 882-6286 / marquetteprop@sbcglobal.net</b>		
CoList Broker: <b>Michael Fleming (700103) / (815) 347-5151</b>		
	More Agent Contact Info:	

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**Two to Four Units**      MLS #: **11228911**  
 Status: **NEW**      List Date: **09/24/2021**  
 Area: **450**      List Dt Rec: **09/24/2021**  
 Address: **105 Deerpath Dr, Morris, IL 60450**  
 Directions: **IL-47 to Rt 6 to Deerpath Dr**  
 Sold by:  
 Closed:  
 Off Mkt:  
 Year Built: **1984**      Contract:  
 Financing:  
 Blt Before 78: **No**  
 Dimensions: **129 X 109**  
 Ownership: **Fee Simple**      Subdivision:  
 Corp Limits: **Morris**      Township: **Morris**  
 Coordinates:  
 Acreage: **0.33**      Total Units: **4**  
 Total Rooms: **16**      Total Baths: **4/4**  
 (Full/Half):  
 Total Bedrooms: **8**      Basement: **None**  
 Mobility Score: **38 - Minimal Mobility.** ?

List Price: **\$520,000**  
 Orig List Price: **\$520,000**  
 Sold Price:  
 Contingency Flag:  
 Mkt. Time (Lst./Tot.): **1/1**  
 Concessions:  
 Contingency:  
 County: **Grundy**  
 Model:  
 Parking: **Garage, Exterior Space(s)**  
 # Spaces: **Gar:1 Ext:1**  
 Parking Incl. In Price:  
 3 BR Unit: **No**  
 Zoning:  
 Waterfront: **No**

Remarks: **Excellent opportunity to own 4-unit two-story townhomes (4 separate PINs). Tenants are all on M to M leases. New roof on all 4 units in 2016; replaced all 4 garage doors in 2016; 2 of the units have new central air system. Gas water heater converted to electric water heater. One of the units has a tankless water heater. No existing party-wall agreement/association. 3 of the 4 units have new furnaces.**

**School Data**

Elementary: **Morris Grade (54)**  
 Junior High: **Morris Grade (54)**  
 High School: **Morris Community (101)**

**Taxes/Assessments**

PIN: **0504156017**  
 Mult PINs: **(See Agent Remarks)**  
 Tax Amount: **\$12,278.84**  
 Tax Year: **2020**  
 Exemptions: **None**  
 Special Assessments: **No**  
 Special Service Area: **No**

**Financial Info**

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

	Floor Level	Sq.Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1		4	2	1/1		0	1000	0
Unit #2	1		4	2	1/1		0	1000	0
Unit #3	1		4	2	1/1		0	1095	0
Unit #4	1		4	2	1/1		0	1050	0

Age: **31-40 Years**

Type-Multi Unit: **2 Story Unit/s**

Style:

Const Opts:

General Info: **School Bus Service**

Amenities: **Sidewalks, Street Paved**

Ext. Bldg. Type: **Vinyl Siding**

Lot Size: **.25-.49 Acre**

Lot Size Source: **County Records**

Lot Desc:

Roof:

Foundation:

Exst Bas/Fnd:

Ext Prop Feats:

Conversion:

Deconversion:

Relist:

Garage Ownership: **Owned**

Garage On Site: **Yes**

Garage Type: **Attached**

Garage Details:

Parking Ownership: **Owned**

Parking On Site: **Yes**

Parking Details:

Appliances/Features (1): **Stove, Refrigerator, Dishwasher**

Appliances/Features (2): **Stove, Refrigerator, Dishwasher**

Appliances/Features (3): **Stove, Refrigerator, Dishwasher**

Appliances/Features (4): **Stove, Refrigerator, Dishwasher**

Bath Amn:

Basement Details: **None**

Additional Rooms:

Building Unit Info:

Tenancy Type:

Tenant Pays (1): **Other**

Tenant Pays (2): **Other**

Tenant Pays (3): **Other**

Tenant Pays (4): **Other**

Water: **Public**

Sewer: **Sewer-Public**

Heating: **Gas**

Equipment:

HERS Index Score:

Green Disc:

Green Rating Srce:

Green Feats:

Possession: **Closing**

Sale Terms:

Janitor Expense (\$/src): /

Water Expense (\$/src): /

Repairs/Decor Expense (\$/src): /

Operating Expense Includes:

Fuel Expense (\$/src): /

Trash Expense (\$/src/yr): //

Manager Expense (\$/src): /

Electricity Expense (\$/src): /

Insurance Expense (\$/src): /

Other Expense (\$/src): /

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 marquetteprop@sbcglobal.net** Multiple Parcels - Tax amount includes: **0504156017/\$3,104.82, 0504156018/\$3,034.60, 0504156019/\$3,034.60, 0504156020/\$3,104.82**

Internet Listing: **Yes**

VOW AVM: **No**

Listing Type: **Exclusive Right to Sell**

Coop Comp: **2%-300 (on Gross SP)**

Showing Inst: **Call/text Listing Agent to schedule a showing**

Owner: **Owner of Record**

Broker: **Marquette Properties, Inc (79948) / (815) 941-0207**

List Broker: **Peter Fleming (702641) / (773) 882-6286 / marquetteprop@sbcglobal.net**

CoList Broker: **Michael Fleming (700103) / (815) 347-5151**

Remarks on Internet?: **No**

VOW Comments/Reviews: **No**

Holds Earnest Money: **No**

Additional Sales Information: **None**

Cont. to Show?:

Addr on Internet?: **Yes**

Lock Box:

Special Comp Info: **None**

Expiration Date: **03/22/2022**

Broker Notices:

Broker Owned/Interest: **No**

More Agent Contact Info:

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**Two to Four Units**

MLS #: **11228910**  
 Status: **NEW** List Date: **09/24/2021**  
 Area: **488** List Dt Rec: **09/24/2021**  
 Address: **460/462/464/466 N School St ,**  
**Diamond, IL 60416**

List Price: **\$515,000**  
 Orig List Price: **\$515,000**  
 Sold Price:  
 Contingency Flag:

Directions: **IL-113 left onto N School St. Property is on your left.**

Sold by:  
 Closed:  
 Off Mkt:  
 Year Built: **2000**  
 Dimensions: **103 X 133**  
 Ownership: **Fee Simple**  
 Corp Limits: **Diamond**

Contract:  
 Financing:  
 Bit Before 78: **No**  
 Subdivision:  
 Township: **Felix**

Mkt. Time (Lst./Tot.): **1/1**  
 Concessions:  
 Contingency:  
 County: **Grundy**  
 Model:  
 Parking: **Garage, Exterior Space(s)**  
 # Spaces: **Gar:1 Ext:2**  
 Parking Incl. In Price: **Yes**  
 3 BR Unit: **No**  
 Zoning: **Multi-Family**  
 Waterfront: **No**

Coordinates:  
 Acreage: **0.31**  
 Total Rooms: **16**  
 Total Bedrooms: **8**

Total Units: **4**  
 Total Baths **4/4**  
 (Full/Half):  
 Basement: **None**

Mobility Score: **38 - Minimal Mobility. ?**

Remarks: **Excellent opportunity to own this 4 unit townhome building built in 2000. Tenants pay water/sewer. All units are 2 bed 1.5 bath with 1 car garage and upstairs laundry. Building sits on a crawl space w/ sump pump.**

**School Data**

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

**Taxes/Assessments**

PIN: **0636482009**  
 Mult PINs: **No**  
 Tax Amount: **\$8,100.56**  
 Tax Year: **2020**  
 Exemptions: **None**  
 Special Assessments: **No**  
 Special Service Area: **No**

**Financial Info**

Total Rental Income:  
 Net Operating Income:  
 Gross Income:  
 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>	<b>1</b>		<b>4</b>	<b>2</b>	<b>1/1</b>		<b>0</b>	<b>1170</b>	<b>0</b>
<b>Unit #2</b>	<b>1</b>		<b>4</b>	<b>2</b>	<b>1/1</b>		<b>0</b>	<b>1090</b>	<b>0</b>
<b>Unit #3</b>	<b>1</b>		<b>4</b>	<b>2</b>	<b>1/1</b>		<b>0</b>	<b>1090</b>	<b>0</b>
<b>Unit #4</b>	<b>1</b>		<b>4</b>	<b>2</b>	<b>1/1</b>		<b>0</b>	<b>1090</b>	<b>0</b>

Age: **21-25 Years**  
 Type-Multi Unit: **2 Story Unit/s**  
 Style:  
 Const Opts:  
 General Info: **School Bus Service**  
 Amenities: **Curbs/Gutters, Sidewalks, Street Lights, Street Paved**  
 Ext. Bldg. Type: **Vinyl Siding**  
 Lot Size: **.25-.49 Acre**  
 Lot Size Source: **County Records**  
 Lot Desc:  
 Roof: **Asphalt/Glass (Shingles)**  
 Foundation:  
 Exst Bas/Fnd:  
 Ext Prop Feats: **Patio**  
 Conversion: **No**  
 Deconversion: **No**  
 Relist:

Garage Ownership: **Owned**  
 Garage On Site: **Yes**  
 Garage Type: **Attached**  
 Garage Details:  
 Parking Ownership: **Owned**  
 Parking On Site: **Yes**  
 Parking Details: **Driveway**  
 Appliances/Features (1): **Stove, Refrigerator, Laundry Hook-Up**  
 Appliances/Features (2): **Stove, Refrigerator, Laundry Hook-Up**  
 Appliances/Features (3): **Stove, Refrigerator, Laundry Hook-Up**  
 Appliances/Features (4): **Stove, Refrigerator, Laundry Hook-Up**  
 Bath Amn:  
 Basement Details: **Crawl**  
 Additional Rooms:  
 Building Unit Info:

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

Janitor Expense (\$/src): /	Fuel Expense (\$/src): /	Electricity Expense (\$/src): /
Water Expense (\$/src): /	Trash Expense (\$/src/yr): //	Insurance Expense (\$/src): /
Repairs/Decor Expense (\$/src): /	Manager Expense (\$/src): /	Other Expense (\$/src): /
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 marquetteprop@sbcglobal.net**

Internet Listing: **Yes**  
 VOW AVM: **No**  
 Listing Type: **Exclusive Right to Sell**  
 Coop Comp: **2%-300 (on Gross SP)**  
 Showing Inst: **Call/Text Listing Agent to schedule a showing**

Remarks on Internet?: **No**  
 VOW Comments/Reviews: **No**  
 Holds Earnest Money: **No**  
 Additional Sales Information: **None**  
 Cont. to Show?:

Addr on Internet?: **Yes**  
 Lock Box:  
 Special Comp Info: **None**  
 Expiration Date: **03/22/2022**  
 Broker Notices:

Owner: **Owner of Record** Ph #:  
 Broker: **Marquette Properties, Inc (79948) / (815) 941-0207**  
 List Broker: **Peter Fleming (702641) / (773) 882-6286 / marquetteprop@sbcglobal.net**  
 CoList Broker: **Michael Fleming (700103) / (815) 347-5151**  
 Broker Owned/Interest: **No**  
 More Agent Contact Info:

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