



**Two to Four Units** Status: **ACTV** MLS #: **05026720**  
 Address: **1033 N RIDGEWAY, CHICAGO**  
 Total # Units: **2** List Price: **\$299,900**  
 Total # Bedrooms: **6**  
 Total # Bathrooms (F/P): **2** Area: **8023**  
 Total # Rooms: **12** Actual Zoning: **R3**  
 PIN: **16023140110000** Multiple Pin: **N**  
 Special Assessments/Service Area: **N** Taxes: **\$2,540.4**  
 Type Ownership: Tax Year: **03**  
 Parking Type: **Garage** Tax Exemptions:  
 Basement: **Y** # Cars: **2**  
 Agent Owned/Interest: **N** Built Before 1978: **Y**  
 Lot Dimensions: **25X125** Year Built: **\$1,909**  
 Sub/Complex:

Type: **2 Flat**  
 Exterior: **Brick (BR)**  
 Garage/Parking: **Detached, 2 Car Garage**  
 Age: **51-100 Years** Contract Date:  
 3-Bedroom Unit: **Y** Sold Price:  
 Elementary: District #: **299**  
 Middle: District #: **299**  
 High: District #: **299**  
 Waterfront: **N** Coordinates: North: **1033** South: **0** East: **0** West: **3700**  
 Directions: **AUGUSTA TO RIDGEWAY, GO NORTH TO 1033.**



UNIT #1 FL 1	RMS 6	BR 3	BTH 1	SD 750	RENT 1070	LEASE EXP 10/05
UNIT #2 FL 2	RMS 6	BR 3	BTH 1	SD 750	RENT 720	LEASE EXP 10/05
UNIT #3 FL	RMS	BR	BTH	SD	RENT	LEASE EXP
UNIT #4 FL	RMS	BR	BTH	SD	RENT	LEASE EXP

**Annual Expenses**

Heat: Insurance:  
 Gas: Scavenger:  
 Electricity: Mgmt Fee:  
 Repairs/Maint: Miscellaneous:

Unit 1: Appl/Feat: **Stove, Refrigerator**  
 Unit 2: Appl/Feat: **Stove, Refrigerator**  
 Unit 3: Appl/Feat: **None**  
 Unit 4: Appl/Feat: **None**

Amenities:

Basement: **Full**  
 Heat/Fuel: **Gas**

Lot Description: **Fenced Yard**  
 Lot Size: **Standard Chicago Lot**

Other Additional Income:  
 Other Rooms: **Porch-Enclosed (ENP)**

Style:

Remarks: **GREAT INVSTMNT. OPPORTUNITY W/ CONTINUED EQUITY APPRECIATION IN HUMBOLDT PARK. BLDG. WOULD HAVE POSITIVE CASHFLOW W/ 10% DOWN! SOLID BRICK, WELL MAINTAINED, CLEAN INTERIOR W/FULL BASEMENT READY FOR YOUR IDEAS. SEPARATE GAS, ELEC., BOILERS, HOT WTR. HTRS. NEW APPLIANCES & WROGHT IRON FENCE. LONG TERM TENANTS 5+ YEARS. 2 CAR GAR. IS NOT CUR. RENTED.**

**Annual Income**

Water/Sewer: Miscellaneous Income:  
 Janitorial: Total Rental Income:  
 Gross Expenses: Gross Income:  
 Net Operating Income:

Tenant Pays: **Electric, Gas**  
 Tenant Pays: **Electric, Gas**  
 Tenant Pays: **None**  
 Tenant Pays: **None**

Sewer: **Sewer-Public**  
 Water: **Public**