

3939 W. Fillmore Chicago, IL. 60624



Asking Price: \$259,000

- Legal gray-stone 3-unit (4/3/2 BR)
- Completely rehabbed with plans and permits
- New everything:
 - Porch, Electric, Plumbing, Heating, Walls, Doors, Trim, Kitchens and Baths, Wrought Iron Fence, Ceramic Tiles plus Berber Carpet & Hard-wood Floors, Windows, Rubber Roof, Concrete, Tuck-pointing, etc.
- 8 ft. ceiling in the garden unit
- Water-proofed with laundry facility
- 25' x 125' lot / new concrete parking pad
- Current Taxes: \$3,428.70
- **Anticipated rent from CHAC: \$3,730.mo**
- **All rents estimated at this point:**
 - \$1,150.00 – Garden (5 rm /2 bdrm/1 bth)
 - \$1,220.00 – Fl. #1 (6 rm/3 bdrm/1bth)
 - \$1,360.00 – Fl. #2 (7 rm/4 bdrm/1bth)