

3939 W. Fillmore

Chicago, IL. 60624



Asking Price:
\$259,000

Legal brick 3-Flat (4 / 3 / 2 Bdrm):

- Rehabbed with plans/permits. New everything:
Porch, Electric, Plumbing, Heating, Kitchens & Baths, Windows, Walls, Doors & Trim, Wrought Iron Fence, Rubber Roof, Concrete, Tuck-pointing.
- Garden apt dug down for 8' ceiling and drain tile/sump pump added.
- 25' x 125' lot / new concrete parking pad.
- Coin-laundry in basement (leased).
- Current Taxes: \$3,428.

Anticipated Section 8 Rent:

\$1,150 – Garden (5 rm / 2 bdrm / 1 bth)

\$1,220 – Fl. #1 (6 rm / 3 bdrm / 1 bth)

\$1,360 – Fl. #2 (7 rm / 4 bdrm / 1 bth)

Total Rent: \$3,730.00 / mo)