



Two to Four Units MLS #: **05183414** STAT: **PEND** AREA: **8046**
 LDR: **07/22/2005** CTGF: OLP: **\$399,900**
 LD: **07/22/2005** MRKT TIME: **19** LP: **\$399,900**
 OMD: **08/10/2005** LISTING MRKT TIME: **19** SP:
 CONT DT: **08/10/2005** SELLING OFC: **15285** FIN: **0**
 CLSD DT: SELLING AGT: **122312** PNT:
 ADDRESS: **8501 S MARQUETTE AVENUE** CITY: **CHICAGO** ZIP: **60617**
 DIR: **STONEY ISLAND S TO 87TH, E ON 87TH TO MARQUETTE AVE**
 CT: **8603** ACR: **0**
 CNY: **Cook** TWN: **HYDE PK** OWN: **Fee Simple**
 WF: **N** SUB: **SOUTHEAST CHICAGO** TNU: **4**
 BLT: **B78: Y** BMT: **Y** PKN: **None** CARS: **0** BD3: **Y**
 CRP: **CHICAGO** MODEL: **MULTI-UNIT** DIM: **47X125**
 TAX: **\$3,671.76** TXY: **04** TXC: **None**
 PIN: **21313220010000** AZN: **R3** SAS: **N** MP:
 TTL RMS: **27** TTL BR: **13** TTL BTH: **5.5** WI: CI:

UNIT #1 FL 1	RMS 6	BR 3	BTH 1.0	SD 1590	RENT 795	LEASE EXP M/M
UNIT #2 FL 2	RMS 5	BR 2	BTH 1.0	SD 650	RENT 750	LEASE EXP M/M
UNIT #3 FL 1	RMS 5	BR 2	BTH 1.0	SD 1785	RENT 595	LEASE EXP M/M
UNIT #4 FL 2	RMS 7	BR 4	BTH 1.5	SD NONE	RENT 1195	LEASE EXP M/M

ANNUAL EXPENSES

HTE: **\$1,996** INE:
 GSE: SCE:
 ELE: WSE: **\$485**
 MGF: RME:

ANNUAL INCOME

JNE: MSI:
 MSE: RTI: **\$46,320**
 GRE: NOI:

SCHOOLS

GS: DIST#: **299**
 JH: DIST#: **299**
 HS: DIST#: **299**
 OS: DIST#:

COORDINATES

NORTH: **0**
 WEST: **0**
 EAST: **2700**
 SOUTH: **8501**

AGE: **51-100 Years**

AMN:
 AP1: **None**
 AP2: **None**
 AP3: **None**
 AP4: **None**
 BAS: **Partial, Unfinished**
 BAT:
 EQP: **Ceiling Fan**
 EXT: **Aluminum/Vinyl/Steel Siding (AVS), Brick (BR)**
 FND: **Concrete**
 GAR: **None**
 HEA: **Gas, Radiators**
 IMPW: **Lake Michigan, Public**
 IMPS: **Sewer-Public**
 IMPO: **Sidewalks**

INF: **Commuter Bus, Commuter Train**
 LOT SIZE: **Oversized Chicago Lot**
 LDS: **Corner**
 NCO:
 OAI:
 OTR: **Porch-Enclosed (ENP)**
 POS: **Closing**
 ROF: **Asphalt/Glass (Shingles)**
 STY: **Traditional**
 TMU: **4 Flat**
 TRM: **Conventional**
 TP1: **Electric, Gas**
 TP2: **Electric, Gas**
 TP3: **Electric, Gas, Heat**
 TP4: **Electric, Gas, Heat**

Remarks: **"DOUBLE FOR YOUR INVESTMENT!" 2 BLDGS, OVERSIZED LOT, STABLE NEIGHBORHOOD+SOLID TENANTS-HOW CAN YOU GO WRONG! WELL-KEPT BRICK 2-FLAT W/EXTRA RELATED LVG BSMT APT & A JUST RENOVATED 2-FLAT COACH BLDG. FULLY OCCUPIED/RENTS BELOW MKT! MATURE LANDSCAPING.\$5000 EARNEST, \$5000 TO BUYER CLOSING. CONVEN- TIONAL. NO CREATIVE FINANCE/NOTES.SELLER IL REALTOR. "AS-IS"**

INTERNET LISTING: **All**

ADI: **Y**
 HEM: **Y**
 CC: **2.5%-\$200**
 SHO: **CALL COLISTER@773-854-7172 48 HR NOTICE-DRIVE BY 1ST**
 OWNER: **OWNER OF RECORD**
 BROKER: **AMERIHALL/INTERMLS**
 AGENT: **DAVID J. HALL**
 CO-LIST: **JEAN DELATYREE 773-854-7172**

REMARKS INTERNET: **Y**

FD: **Y**
 LIST: **Exclusive Agency**
 SCI: **None**
 AON: **Y**
 ID#: **15209**
 ID#: **110795**
 AAN: **618-660-9464**

EMAIL: **BROKER@AMERIHALL.COM**

PHONE:
 PHONE: **888-901-4663**
 PHONE: **(847) 253-4447**

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Prepared by: **BILL BEIN - KELLER WILLIAMS LINCOLN PARK 09/25/2005**