

BLOCK

PROPERTY GROUP

A COMMERCIAL REAL ESTATE COMPANY

INVESTMENT OPPORTUNITY

500 W 45TH PLACE
CHICAGO, IL

4 UNIT APARTMENT BUILDING
\$489,900
9.3% CAP RATE



SUMMARY

4-Unit Apartment Building
Armchair Investment Opportunity
Canaryville / Bridgeport Neighborhood
All Brick Constructed in 2010
Separately Metered Utilities
Washers/Dryers In Each Unit
3 Tandem Parking Spaces (6-Car Capacity)
New Buzzer System

INCOME UNIT

Unit G (1 BR/1 BA)	\$850
Unit 1 (2 BR/1 BA)	\$1,300
Unit 2 (2 BR/1 BA)	\$1,300
Unit 3 (2 BR/1 BA)	\$1,250
Total Monthly Income	\$4,700
Total Annual Income	\$56,400

EXPENSES

Real Estate Taxes	\$5,955
Insurance	\$850
Landscaping	\$650
Repairs/Maintenance	\$2,750
Utilities (Common Electric & Water)	\$430
Total Expenses	\$10,635

NET OPERATING INCOME **\$45,765**

CONTACT
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