Remarks: Multiple offers Received. Highest and best due by 5:00 PM Tuesday June 4, 2019. Why rent, when you can own and maintain a positive cash flow? This beautiful 2-unit Gray Stone, features a 3 bedroom and a four bedroom unit with a finished basement, newer roof, electrical, plumbing, tuck pointing, coin operated laundry onsite, and more. The first floor unit can be duplex with the basement, allowing for a total of 8 bedroom and 3 full baths. This building has been approved for Section 8 tenants. The current tenants are on a month to month lease, however they are willing stay. This home was rehab 4 years ago prior to the tenants moving in. The adjacent lot maybe purchased in addition to home. The home sits on a quite block across from a school.

School Data
- High School:
  - Junior High:
  - Elementary:
- Senior Class:
- Class Size:
- Number of Students:

Taxes/Assessments
- Tax Year:
- Tax Amount:
- Tax Exemptions:
- Special Assessments:
- Special Service Area:
- PIN:
- Mult PINs:
- Total Rental Income:
- Gross Income:
- Other Income:
- Total Bedrooms:
- Total Bathrooms:
- Total Rooms:
- Total Units:
- Parking Ownership:
- Parking Incl:
- Parking Incl:
- Rent:
- Lease Exp:
- Lease Exp:

Floor Level | Sq Ft. | Rooms | Bedrooms | Bathrooms | Master Bath | Sec Deposit | Rent | Lease Exp |
--- | --- | --- | --- | --- | --- | --- | --- | --- |
Unit #1 | 2 | 4 | 3 | 1/0 | | 0 | 1075 | 08/15 |
Unit #2 | 2 | 6 | 4 | 1/0 | | 0 | 1250 | 11/15 |
Unit #3 | | | | | | | | |
Unit #4 | | | | | | | | |

Utilities Costs:
- Electric,
- Gas,
- Heat,
- Water:
- Sewer:

Financial Info
- Total Net Operating Income:
- Gross Income:
- Other Income:
- Total Rental Income:

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.
Detached Single
MLS #: 10391883
List Price: $190,000
List Date: 05/24/2019
Org List Price: $190,000
Sold Price: 
Address: 4300 W Jackson Blvd, Chicago, IL 60624
Directions: Kostner Ave to Jackson Blvd, East to address

Closed:
Off Market:
Year Built: 1999
Dimensions: 25X125
Ownership: Fee Simple
Corporation Limits: Chicago
Coordinates: S:300 W:4300
Rooms: 6
Bedrooms: 3
Basement: Full

Utility Costs: Mobility Score: 64 - Good Mobility!

Remarks: Single Family. Close to the 290 Expressway. Newer property. Possession will only be conveyed as subject to the existing lease.

School Data
Elementary: (299)
Junior High: (299)
High School: (299)

Assessments
Amount: $0
Frequency: Not Applicable
Special Assessments: No
Master Association: No

Tax
Amount: $3,018
PIN: 16152120480000
Multi PINs: No
Tax Year: 2017
Tax Exmps: Homeowner

Square Footage Comments:

Roof: Sewer: Sewer-Public
Water: Lake Michigan
Const Opt: General Info: None
Amenities: Asmt Incl: None
HERS Index Score: Green Disc:
Green Rating Source:

Roof:

Room Name Size Level Flooring Win Trmt
Living Room 24X12 Main Level
Dining Room COMBO Main Level
Kitchen 16X9 Main Level
Family Room Not Applicable
Laundry Room 

Flooring:

Win Trmt:

Room Name Size Level Flooring Win Trmt
Master Bedroom 14X12 2nd Level 
2nd Bedroom 16X11 2nd Level
3rd Bedroom 10X09 2nd Level
4th Bedroom Not Applicable

Interior Property Features:
Exterior Property Features:

Age: 16-20 Years
Type: 2 Stories
Style: Colonial
Exterior: Brick
Air Cond: 1 (Window/Wall Unit)
Heating: Gas, Forced Air
Kitchen:
Appliances: 
Dining: Combined w/ LivRm
Attic: Finished
Basement Details: Finished
Bath Amn: 
Fireplace Details: 
Fireplace Location:
Electricity: 
Equipment: 
Other Structures: 

Laundry Features:
Additional Rooms: No additional rooms
Garage Ownership: Owned
Garage Type: Detached
Parking Details: 

Roof:

General Info:
None

HERS Index Score:

Green Disc:
Green Rating Source:

Sale Terms:
Tenant's Rights:
Occ Date: 
Rural:

Addl. Sales Info.: None
Broker Owned/Interest: No
Relist:
Zero Lot Line: No

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 10391883
Prepared By: Lloyd Lambert | NHsrc Initiatives Inc | 06/05/2019 04:02 PM

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https://connectmls-gw2.mredllc.com/common/PrintableView.jsp?soyName=dynaconn.soy.pages.clienthome.postedlistings.PrintResponsivePostings&som=PD&soy=common&responseId=4251389357&printName=PrintResponse&responseComment=1
Two to Four Units  
MLS #: 10385284  
List Price: $329,000

Address: 4300 W Wilcox St, Chicago, IL 60624

Prepared By: Lloyd Lambert  |  NHSRC Initiatives Inc  | 06/05/2019 04:02 PM

MLS #: 10385284

Remarks: NEW REHAB SOLID BRICK 3 UNIT BUILDING. 2ND FL W/4BDRMS 1 BTH, 1ST FL W/3 BDRMS 1 BTH AND AND LOWER LEVEL HAS 3 BDRMS 1 BTH. REAR PORCH AREA FOR SITTING OFF IN REAR OF EACH UNIT. EVERYTHING IS NEW IN BUILDING. KITCHEN APPLS (STAINLESS STEEL-REFRIGERATOR,OVEN/RANGE STOVE AND MICROWAVE) WILL BE INSTALLED IN EACH UNIT PRIOR TO CLOSING. 2 CAR DETACHED GARAGE.

School Data
Elementary: 299
Junior High: 299
High School: 299

Taxes/Assessments
PIN: 16152040430000
Mult PINs: 
Tax Amount: $2,790.30
Tax Year: 2017
Exemptions: None
Special Assessments: Unknown
Special Service Area: No

Financial Info
Total Rental Income: 
Net Operating Income: 
Gross Income: 
Other Income: 

Floor Level Sq Ft Rooms Bedrooms Bathrooms Master Bath Sec Deposit Rent Lease Exp
Unit #1 1 6 3 1/0 0 0 N/A
Unit #2 2 7 4 1/0 0 0 N/A
Unit #3 L 6 3 1/0 0 0 N/A

Age: 100+ Years, Rehab in 2019
Type-Multi Unit: 3 Flat
Style: 
Const Opts: 
General Info: None
Amenities: Curb/Gutters, Sidewalks, Street Lights, Street paved
Ext. Bldg. Type: Brick
Lot Size: Less Than .25 Acre
Lot Desc: 
Roof: 
Foundation: 
Ext Bas/Fnd: 
Ext Prop Feats: 
Conversion: 
Deconversion: 

Garage Ownership: Owned
Garage On Site: Yes
Garage Type: Detached
Garage Details: Parking Ownership:
Parking On Site: Parking Details:

Appliances/Features (1): None
Appliances/Features (2): None
Appliances/Features (3): None
Appliances/Features (4): Bath Amn:
Basement Details: Finished, Exterior Access
Additional Rooms: 

Janitor Expense ($/src): 
Water Expense ($/src): 
Repairs/Decor Expense ($/src): 
Fuel Expense ($/src): 
Trash Expense ($/src/yr): 
Manager Expense ($/src): 
Electricity Expense ($/src): 
Insurance Expense ($/src): 
Other Expense ($/src): 

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https://connectmls-gw2.mredllc.com/common/PrintableView.jsp?soyName=dynaconn.soy.pages.clienthome.postedlistings.PrintResponsivePostings&...
Two to Four Units

MLS #: 10048997
List Date: 08/11/2018
List Dt Rec: 08/11/2018

Address: 4309 W Gladys Ave, Chicago, IL 60624

Status: ACTV
Contract: Financing:
Flag:

Closed: Off Mkt: Year Built: 1899
Directions: Pulaski to Gladys (300S) west to property

Dimensions: 3125 SQ.FT.
Corporation: Chicago
Coordinates: S:300 W:4309

Ownership: Fee Simple
Subdivision:

Acreage:

Total Rooms: 11
Total Bathrooms: 2/0

Utility Costs: Mobility Costs: 61 - Good Mobility!

Remarks: Brick two unit building in West Garfield Park with full basement. Buyer responsible for all city violations and requirements. This property could qualify for City of Chicago program with down payment assistance and loan forgiveness for purchaser/owners. See agent remarks. Sold as is.

Taxes/Assessments

PIN: 16152200190000
Tax Year: 2017
Tax Amount: $4,307
Exemptions: Special Assessments: None

Financial Info

Total Rental Income: Net Operating Income:
Gross Income:
Other Income:

School Data

Elementary: (299)
Junior High: (299)
High School: (299)

Taxes/Assessments

Financial Info

Taxes/Assessments

Financial Info

Floor Level | Sq Ft | Rooms | Bedrooms | Bathrooms | Master Bath | Sec Deposit | Rent | Lease Exp
--- | --- | --- | --- | --- | --- | --- | --- | ---
Unit #1 | 1 | 5 | 2 | 1/0 | 0 | 0 | N/A | N/A
Unit #2 | 6 | 3 | 1/0 | 0 | 0 | N/A | N/A | N/A

Age: 100+ Years
Type-Multi Unit: 2 Flat
Style:
Const Opt:
General Info: None
Amenities:
Ext Bldg Type: Brick
Lot Size: Standard Chicago Lot
Lot Desc:
Roof:
Foundation:
Ext Bas Fnd:
Ext Prop Feats:
Conversion:
Deconversion:
Relist:

Tenant Pays (1): None
Tenant Pays (2): None
Tenant Pays (3):
Tenant Pays (4):
Water: Lake Michigan
Sewer: Sewer-Public
Heating: Gas
Equipment:
HERS Index Score:
Green Disc:
Green Rating Srce:
Green Feats:
Possession: Closing
Sale Terms: Addl. Sales Info.: None
Broker Owned/Interest: No

Janitor Expense ($/src): /
Fuel Expense ($/src): /
Electricity Expense ($/src): /
Other Expense ($/src): /

Water Expense ($/src): /
Trash Expense ($/src/yr): /
Insurance Expense ($/src): /

Repairs/Decor Expense ($/src): /
Manager Expense ($/src): /

Realty Income ($/src): /

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 10048997
Prepared By: Lloyd Lambert | NHSRC Initiatives Inc | 06/05/2019 04:02 PM
Some photos may be virtually staged

**School Data**
- Elementary: (299)
- Junior High: (299)
- High School: (299)

**Taxes/Assessments**
- PIN: 16151901100000
- Mult PINs: No
- Tax Amount: $0
- Tax Year: 2018
- Exemptions: Homeowner, Senior
- Special Assessments: No
- Special Service Area: No

**Financial Info**
- Total Rental Income: Net Operating Income:
- Gross Income: Other Income:

<table>
<thead>
<tr>
<th>Unit #1</th>
<th>Unit #2</th>
<th>Unit #3</th>
<th>Unit #4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor Level</td>
<td>Sq Ft</td>
<td>Rooms</td>
<td>Bedrooms</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>1</td>
<td>5</td>
<td>2</td>
<td>1/0</td>
</tr>
<tr>
<td>2</td>
<td>6</td>
<td>3</td>
<td>1/0</td>
</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Floor Level**

- Age: **100+ Years**
- Type-Multi Unit: **2 Flat**
- Style: **Detached**
- Const OptS: **Detached**
- General Info: **School Bus Service, Commuter Bus, Commuter Train, Interstate Access**
- Amenities: **Curb/Gutters, Gated Entry, Sidewalks, Street Lights, Street Paved**
- Ext Bldg Type: **Stone**
- Ext Bldg Size: **Less Than .25 Acre**
- Lot Desc: **Front Yard**
- Foundation: **Fee Simple**
- Ext Prop Feats: **Walk-In Closet**
- Conversion: **Garage**
- Deconversion: **Walk In Closet**

**Tenants:**
- Tenants (1): **Electric, Gas, Heat**
- Tenants (2): **Electric, Gas, Heat**
- Tenants (3): **Electric, Gas, Heat**
- Tenants (4): **Electric, Gas, Heat**

**Utility Costs**
- Janitor Expense ($/src): /
- Fuel Expense ($/src): /
- Electricity Expense ($/src): /
- Trash Expense ($/src/yr): /
- Insurance Expense ($/src): /
- Repairs/Depreciation Expense ($/src): /
- Manager Expense ($/src): /
- Other Expense ($/src): /
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**Remarks:**
Jackson Street Stone Exterior Two Flat. Just West of Downtown & the Hospital District; this West Garfield property features Five Bedrooms, and Three Baths. 1st & 2nd floor has Living Room, Separate Dining, Eat-In Kitchen and Enclosed porch. Hardwood floors under carpet and tiled floors. Lots of Storage, Individual heat, and a large basement with two exists. Enclosed backyard with two car garage completes this deal. Great Investment Property. Pre-Approved and/or Cash Buyers. Show & Sell!!
Two to Four Units
MLS #: 10099667
List Price: $170,000

List Date: 10/01/2018
Orig List Price: $170,000

Area: 8026
Address: 3844 W Wilcox St, Chicago, IL 60624
List Dt Rec: 10/01/2018

Directions: Madison to Independence, S to Adams, W to Springfield,
Closed: Off Mkt;
Year Built: UNK
Dimensions: 25X125
Ownership: Fee Simple
Corps Limits: Chicago
Coordinates: S:118 W:3800
Acreage: 

Total Units: 2
Total Baths: 3/0
Garage Ownership:
Tenant Pays (1): Electric, Gas
Garage On Site:
Tenant Pays (2): Electric, Gas
Garage Details:
Tenant Pays (3):
General Info: None
Tenants Pays (4):
Parking Ownership: N/A
Water: Lake Michigan
Parking On Site: Yes
Sewer: Sewer-Public
Parking Details: None/NA
Garage Details:
Appliances/Features (1): None
Equipment:
Appliances/Features (2): Stove, Refrigerator
HERS Index Score:
Appliances/Features (3):
Green Disc:
Appliances/Features (4):
Green Rating Srce:
Bath Amn:
Tenants Pays (5):
Possession: Closing
Basement Details:
Sale Terms: Conventional, FHA
Additional Rooms:
Addl. Sales Info.: None
Conversion: Condo
Broker Owned/Interest: No
Deconversion:

Janitor Expense ($/src): /
Water Expense ($/src): /
Fuel Expense ($/src): /
Tenants Pays (6):
Repairs/Decor Expense ($/src): /
Trash Expense ($/src): /
Manager Expense ($/src): /
Electricity Expense ($/src): /
Insurance Expense ($/src): /
Other Expense ($/src): /

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.
Remarks: Amazing opportunity to own a property in West Garfield Park! All brick, 2 story with front porch, spacious rooms, full basement and detached 2 car garage. Close to schools, shops and public transportation.

School Data
Elementary: (299)
Junior High: (299)
High School: (299)

Square Footage Comments:

<table>
<thead>
<tr>
<th>Room Name</th>
<th>Size</th>
<th>Level</th>
<th>Flooring</th>
<th>Win Trmt</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living Room</td>
<td>13X10</td>
<td>Main Level</td>
<td>Not Applicable</td>
<td>No</td>
</tr>
<tr>
<td>Dining Room</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kitchen</td>
<td>14X13</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Family Room</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Laundry Room</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Interior Property Features:
- Age: 100+ Years
- Type: 2 Stories
- Style: 
- Exterior: Brick
- Air Cond: None
- Heating: Forced Air
- Kitchen: 
- Appliances: 
- Dining: 
- Attic: 
- Basement Details: Partially Finished
- Bath Amn: 
- Fireplace Details: 
- Fireplace Location: 
- Electricity: 
- Equipment: 
- Other Structures: 

Exterior Property Features:
- Laundry Features: 
- Additional Rooms: No additional rooms
- Garage Ownership: Owned
- Garage On Site: Yes
- Garage Type: Detached
- Garage Details: 
- Parking Ownership: 
- Parking On Site: 
- Parking Details: 
- Driveway: 
- Foundation: 
- Ext Bas/Fnd: 
- Disability Access: No
- Disability Details: 
- Exposure: 
- Lot Size: Less Than .25 Acre
- Lot Desc: 

Roof: 
- Sewer: Sewer-Public
- Water: Public
- Const Ops: 
- General Info: None
- Amenities: 
- Asmt Incl: None
- HERS Index Score: 
- Green Disci: 
- Green Rating Source: 
- Green Feats: 
- Sale Terms: 
- Possession: Closing
- Occ Date: 
- Rural: 
- Addtl Sales Info.: REO/Lender Owned
- Broker Owned/Interest: No
- Relist: 
- Zero Lot Line: 

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https://connectmls-gw2.mredllc.com/common/PrintableView.jsp?soyName=dynaconn.soy.pages.clienthome.postedlistings.PrintResponsivePostings&...
Remarks: Excellent arm chair investment for the buy and hold investor. Positive cashflow on day one! Tenant already in place with lease expiring Nov 2019. Over 2500 sq ft of living space with a partial finished basement. Step right in to the huge open living room with wood burning fireplace and grand staircase that leads to 4 bedrooms and full bath on 2nd floor. Not a foreclosure or short sale. Quick closing possible.

School Data
Elementary: (299)  
Junior High: (299)  
High School: (299)  

Assessments
Amount of: $0  
Frequency: Not Applicable  
Special Assessments: No  
Special Service Area: No  
Master Association: No  

Tax
Amount of: $0  
PIN: 16152050250000  
Mult PINs: No  
Tax Year: 2017  
Tax Exmps:  

Miscellaneous
Waterfront: No  
Appx SF: 2506  
SF Source: Assessor  
Bldg. Assess. SF:  
Acreage: 0.0694  

Square Footage Comments:

<table>
<thead>
<tr>
<th>Room Name</th>
<th>Size</th>
<th>Level</th>
<th>Flooring</th>
<th>Win Trmt</th>
<th>Room Name</th>
<th>Size</th>
<th>Level</th>
<th>Flooring</th>
<th>Win Trmt</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living Room</td>
<td>26X22</td>
<td>Main Level</td>
<td>Hardwood</td>
<td>2nd Level</td>
<td>Master Bedroom</td>
<td>25X15</td>
<td>2nd Level</td>
<td>Hardwood</td>
<td>2nd Level</td>
</tr>
<tr>
<td>Dining Room</td>
<td>16X13</td>
<td>Main Level</td>
<td>Hardwood</td>
<td>2nd Level</td>
<td>2nd Bedroom</td>
<td>14X13</td>
<td>2nd Level</td>
<td>Hardwood</td>
<td>2nd Level</td>
</tr>
<tr>
<td>Kitchen</td>
<td>15X9</td>
<td>Main Level</td>
<td>Hardwood</td>
<td>2nd Level</td>
<td>3rd Bedroom</td>
<td>14X10</td>
<td>2nd Level</td>
<td>Hardwood</td>
<td>2nd Level</td>
</tr>
</tbody>
</table>

Interior Property Features: Skylight(s), Hardwood Floors, 1st Floor Full Bath  
Porch

Exterior Property Features: 

Age: 100+ Years  
Type: 2 Stories  
Style:  
Exterior: Brick  
Air Cond: Central Air  
Heating: Gas, Forced Air  
Kitchen: Eating Area-Breakfast Bar, Galley  
Appliances: Oven/Range, Refrigerator, Washer, Dryer  
Dining: Separate  
Attic:  
Basement Details: Partially Finished  
Bath Amn:  
Fireplace Details: Wood Burning  
Fireplace Location: Living Room  
Electricity: Circuit Breakers  
Equipment: Other Structures:

Laundry Features:  
Additional Rooms: No additional rooms  
Garage Ownership: Owned  
Garage On Site: Yes  
Garage Type: Detached  
Garage Details:  
Parking Ownership:  
Parking On Site:  
Parking Details:  
Driveway:  
Foundation:  
Exst Bas/Fnd:  
Disability Access: No  
Disability Details:  
Exposure: S (South)  
Lot Size: Standard Chicago Lot  
Lot Desc:

Roof: Tar and Gravel  
Sewer: Sewer-Public  
Water: Lake Michigan  
Const Opt:  
General Info: None  
Amenities:  
Asmt Incl: None  
HERS Index Score:  
Green Disc:  
Green Rating Source:  
Green Feats:  
Sale Terms: Conventional, FHA, VA  
Possession: Closing  
Occ Date:  
Rural:  
Addl. Sales Info.: None  
Broker Owned/Interest: No  
Relist:  
Zero Lot Line:  

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

Prepared By: Lloyd Lambert | NHSRC Initiatives Inc | 06/05/2019 04:02 PM
## Two to Four Units

**MLS #: 10343210**  
**List Date: 04/13/2019**  
**List Dt Rec: 04/13/2019**  
**List Price: $62,000**  
**Orig List Price: $75,000**

**Directions:** PULASKI TO MONROE WEST TO PROPERTY

### Prepared By:

**Lloyd Lambert | NHSRC Initiatives Inc | 06/05/2019 04:02 PM**

### Prepared For:

**LaShone Kelly | connectMLS**

- **Status:** ACTV
- **Area:** 8026
- **Address:** 4217 W Monroe St, Chicago, IL 60624

The property is listed as Actively On Mkt as of 04/13/2019. It was listed on 04/13/2019 and has an initial list price of $75,000.

### Comments:

**Remarks:** GREYSTONE TWO FLAT WITH SOME UPDATES AND FULL BASEMENT, SOLD AS-IS. NO SURVEY, DISCLOSURES OR WARRANTIES PROVIDED. BUYER IS RESPONSIBLE FOR ANY/ALL COMPLIANCES. BUYER PAYS ALL CLOSING COST! OFFERS MUST HAVE PRE-APPROVAL OR PROOF OF FUNDS AND MINIMUM 2k EARNEST IN CERTIFIED FUNDS DUE UPON ACCEPTANCE, MAKE US A OFFER! GREAT INVESTMENT OPPORTUNITY!

### School Data

- **Elementary:**
  - PIN: 16152050160000
  - Tax Amount: $4,016.25
  - Tax Year: 2017
- **Junior High:**
  - Concessions:
- **High School:**
  - Concessions:

### Taxes/Assessments

- **PIN:** 16152050160000
- **Tax Amount:** $4,016.25
- **Tax Year:** 2017
- **Exemptions:**
- **Special Assessments:** No
- **Special Service Area:** No

### Financial Info

- **Total Rental Income:**
- **Net Operating Income:**
- **Gross Income:**
- **Other Income:**

### Unit #1

<table>
<thead>
<tr>
<th>Floor Level</th>
<th>Sq Ft</th>
<th>Rooms</th>
<th>Bedrooms</th>
<th>Bathrooms</th>
<th>Master Bath</th>
<th>Sec Deposit</th>
<th>Rent</th>
<th>Lease Exp</th>
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<td>0</td>
<td>MO/MO</td>
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<td>4</td>
<td>2</td>
<td>1/0</td>
<td></td>
<td></td>
<td>0</td>
<td>0</td>
<td>MO/MO</td>
</tr>
</tbody>
</table>

### Unit #2

<table>
<thead>
<tr>
<th>Floor Level</th>
<th>Sq Ft</th>
<th>Rooms</th>
<th>Bedrooms</th>
<th>Bathrooms</th>
<th>Master Bath</th>
<th>Sec Deposit</th>
<th>Rent</th>
<th>Lease Exp</th>
</tr>
</thead>
<tbody>
<tr>
<td>/</td>
<td></td>
<td>4</td>
<td>2</td>
<td>1/0</td>
<td></td>
<td>0</td>
<td>0</td>
<td>MO/MO</td>
</tr>
</tbody>
</table>

### Age:

- **100+ Years**
- **Type-Multi Unit:** 2 Flat
- **Style:**
- **Const Opt:**
- **General Info:** None
- **Amenities:**
- **Ext. Bldg. Type:** Brick, Stone
- **Lot Size:** Less Than .25 Acre
- **Lot Desc:**
- **Foundation:**
- **Roof:**
- **Exst Bas/Fnd:**
- **Ex Prop Feats:**
- **Conversion:**
- **Additional Rooms:**

### Age:

- **100+ Years**
- **Type-Multi Unit:**
- **Style:**
- **Const Opt:**
- **General Info:** None
- **Amenities:**
- **Ext. Bldg. Type:**
- **Lot Size:**
- **Lot Desc:**
- **Foundation:**
- **Roof:**
- **Exst Bas/Fnd:**
- **Ex Prop Feats:**
- **Conversion:**
- **Additional Rooms:**

### Remarks:

- **GREYSTONE TWO FLAT WITH SOME UPDATES AND FULL BASEMENT, SOLD AS-IS. NO SURVEY, DISCLOSURES OR WARRANTIES PROVIDED. BUYER IS RESPONSIBLE FOR ANY/ALL COMPLIANCES. BUYER PAYS ALL CLOSING COST! OFFERS MUST HAVE PRE-APPROVAL OR PROOF OF FUNDS AND MINIMUM 2k EARNEST IN CERTIFIED FUNDS DUE UPON ACCEPTANCE, MAKE US A OFFER! GREAT INVESTMENT OPPORTUNITY!**

**Remarks:** GREYSTONE TWO FLAT WITH SOME UPDATES AND FULL BASEMENT, SOLD AS-IS. NO SURVEY, DISCLOSURES OR WARRANTIES PROVIDED. BUYER IS RESPONSIBLE FOR ANY/ALL COMPLIANCES. BUYER PAYS ALL CLOSING COST! OFFERS MUST HAVE PRE-APPROVAL OR PROOF OF FUNDS AND MINIMUM 2k EARNEST IN CERTIFIED FUNDS DUE UPON ACCEPTANCE, MAKE US A OFFER! GREAT INVESTMENT OPPORTUNITY!

### Closing Terms:

- **Sale Terms:**

### Other Expense ($/src):

- **Janitor Expense ($/src):**
- **Utilities Expense ($/src):**
- **Other Expense ($/src):**

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**NOTICE:** Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

---

**MLS #: 10343210**

**Prepared By:** Lloyd Lambert | NHSRC Initiatives Inc | 06/05/2019 04:02 PM

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https://connectmls-gw2.mredllc.com/common/PrintableView.jsp?soyName=dynaconn.soy.pages.clienthome.postedlistings.PrintResponsivePostings&...
Two to Four Units

MLS #: 10395289
List Date: 05/29/2019

List Price: $79,900
Orig List Price: $79,900
Sold Price: Contingency
Flag:

Address: 4127 W Wilcox St, Chicago, IL 60624

List Dt Rec: 05/29/2019

Prepared By: Lloyd Lambert | NHSRC Initiatives Inc | 06/05/2019 04:02 PM

Some photos may be virtually staged

Located in Hot West Garfield pk!! lots of properties being rehabbed in the area. Needs work. Cash only. Walking distance to Pulaski and Madison.

School Data
Elementary: (299)
Junior High: (299)
High School: (299)

Taxes/Assessments
PIN: 16152100130000
Mult PINs:
Tax Amount: $3,668
Tax Year: 2017
Exemptions: None

Financial Info
Total Rental Income: 
Net Operating Income: 
Gross Income: 
Other Income: 

Age: 100+ Years
Type-Multi Unit: 2 Flat
Style:
Const Opt:
General Info: None
Amenities:
Ext Bldg Type: Brick
Lot Size: Less Than .25 Acre
Floor Level Sq Ft Rooms Bedrooms Bathrooms Master Bath Sec Deposit Rent Lease Exp

Unit #1
1 2 5 2 1/0 0 N/A 0 N/A N/A

Unit #2
2 5 2 1/0 0 N/A 0 N/A N/A

Unit #3

Unit #4

Age: 100+ Years
Type Multi Unit: 2 Flat
Style:
Const Opt:
General Info: None
Amenities:
Ext Bldg Type: Brick
Lot Size: Less Than .25 Acre
Floor Level: 
Rooms: 
Bedrooms: 
Bathrooms: 
Master Bath: 
Sec Deposit: 
Rent: 
Lease Exp: 

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MLS #: 10395289

Prepared By: Lloyd Lambert | NHSRC Initiatives Inc | 06/05/2019 04:02 PM
Two to Four Units
MLS #: 10401731
List Date: 06/03/2019
List Dt Rec: 06/03/2019
Address: 4035 W Wilcox St, Chicago, IL 60624

Directions: Pulaski to Wilcox. 1/2 block west of Pulaski.

Remarks: Great investments! Fully rehabbed 2 flat in HOT WESTSIDE neighborhood! Long term stable Sec8 tenants! 3bed/1bath 2nd floor, 2bd/1bath first floor with potential to be duplexed. Laundry on site! Close to transportation! Just 15 minutes from downtown Chicago. ***Located in City's home ownership incentive zone. You can get $15,000 in down payment assistance!****
Two to Four Units
MLS #: 10314055
List Date: 03/20/2019
Address: 3821 W Adams St., Chicago, IL 60624

Directions: Independence Blvd. North to Adams, West to property on left side of street.

Prepared By: Lloyd Lambert | NHSRC Initiatives Inc | 06/05/2019 04:02 PM

Remarks: ****APPROVED SHORT SALE**** GREAT INCOME POTENTIAL**** SOLD AS IS. !!!SOLD AS IS!!! ALL BRICK 3 FLAT WITH 2- 4 BR w/28A & 1-2BR w/ 1BA UNIT in basement.

School Data
Elementary:(299)
Junior High:(299)
High School:(299)

Taxes/Assessments
PIN: 16141070120000
Tax Amount: $5,004.76
Tax Year: 2017

Financial Info
Total Rental Income:
Net Operating Income:
Gross Income:
Other Income:

Floor Level | Sq Ft. | Rooms | Bedrooms | Bathrooms | Master Bath | Sec Deposit | Rent | Lease Exp
--- | --- | --- | --- | --- | --- | --- | --- | ---
Unit #1 | H | 9 | 4 | 2/0 | None | 0 | 0 | 0
Unit #2 | H | 9 | 4 | 2/0 | None | 0 | 0 | 0
Unit #3 | B | 5 | 2 | 1/0 | None | 0 | 0 | 0
Unit #4

Age: 100+ Years
Type-Multi Unit: 3 Flat
Style:
Const Opts:
General Info: School Bus Service, Commuter Bus Amenities: Park/Playground, Gated Entry, Sidewalks, Street Lights, Street Paved
Ext. Bldg. Type: Brick
Lot Size: Less Than .25 Acre
Lot Desc:
Roof:
Foundation:
Exst Bas/Fnd:
Ext Prop Feats:
Conversion: No
Deconversion:
Relist:

Garage Ownership: Owned
Garage On Site: Yes
Garage Details:
Parking On Site:
Parking Details:
Appliances/Features (1): None
Appliances/Features (2): None
Appliances/Features (3): None
Appliances/Features (4): Soaking Tub
Bath Amn:
Basement Details: Finished
Additional Rooms:

Tenant Pays (1): None
Tenant Pays (2): None
Tenant Pays (3): None
Tenant Pays (4): Water: Lake Michigan, Public
Sewer: Sewer-Public
Heating: Gas
Equipment:
HERS Index Score:
Green Disc:
Green Rating Srece:
Green Feats:
Possession: Closing
Sale Terms: Cash Only
Addl. Sales Info.: Short Sale
Broker Owned/Interest: No

Janitor Expense ($/src)/
Water Expense ($/src)/
Repairs/Decor Expense ($/src)/
Fuel Expense ($/src)/
Trash Expense ($/src/yr)/
Manager Expense ($/src)/
Electricity Expense ($/src)/
Insurance Expense ($/src)/
Other Expense ($/src)/

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 10314055

List Price: $112,500
Orig List Price: $80,000
Sold Price: 78
Contingency Flag:

County: Cook
Model: Fee Simple
Subdivision:
Corp Limits: Chicago
Township: West Chicago
Parking: Garage
# Spaces: Gar:2
Parking Incl.
In Price: 3 BR Unit: Yes
Zoning: Multi-Family
Waterfront:

Utility Costs:
Mobility Score: 61 - Good Mobility!

Remarks:

****APPROVED SHORT SALE**** GREAT INCOME POTENTIAL**** SOLD AS IS. !!!SOLD AS IS!!! ALL BRICK 3 FLAT WITH 2- 4 BR w/28A & 1-2BR w/ 1BA UNIT in basement.

Address: 3821 W Adams St , Chicago, IL 60624
Contingency Flag:
Directions: Independence Blvd. North to Adams, West to property on left side of street.

Prepared By: Lloyd Lambert | NHSRC Initiatives Inc | 06/05/2019 04:02 PM

https://connectmls-gw2.mredllc.com/common/PrintableView.jsp?soyName=dynaconn.soy.pages.clienthome.postedlistings.PrintResponsivePostings... 12/13
Two to Four Units
Status: ACTV
MLS #: 10263055
List Date: 02/02/2019
List Dt Rec: 02/04/2019
Address: 4229 W Gladys Ave, Chicago, IL 60624

Directions: PULASKI TO GLADYS, WEST TO PROPERTY

Closed: Off Mkt:
Year Built: 1905
Dimensions: 50 X 125
Ownership: Fee Simple
Corp Limits: Chicago
Coordinates: W:4200
Acreage: 0.1
Total Rooms: 22
Total Bedrooms: 9
Utility Costs:

Remarks: INCREDIBLE INVESTMENT OPPORTUNITY!!! STABLE 2 FLAT BUILDING WITH AN IN-LAW APARTMENT IN WEST GARFIELD PARK. GREAT FOR AN OWNER OCCUPANT OR INVESTMENT PROPERTY WHERE ONE CAN COMMAND A GENEROUS RENT RETURN BASED ON MARKET. PROPERTY IS FULLY OCCUPIED WITH STABLE TENANTS AND HAS GREAT CASH FLOW THAT CAN BE INCREASED. OVERSIZED UNITS WITH SEPARATED UTILITIES WITH EXTERIOR PARKING IN THE REAR. SCHEDULE YOUR SHOWING TODAY!!!

School Data
Elementary: (299)
Junior High: (299)
High School: (299)

Taxes/Assessments
PIN: 16152210130000
Tax Amount: $4,571.59
Tax Year: 2016

Financial Info
Total Rental Income:
Net Operating Income:
Gross Income:
Other Income:

<table>
<thead>
<tr>
<th>Unit #</th>
<th>Floor Level</th>
<th>Sq Ft</th>
<th>Rooms</th>
<th>Bedrooms</th>
<th>Bathrooms</th>
<th>Master Bath</th>
<th>Sec Deposit</th>
<th>Rent</th>
<th>Lease Exp</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit #1</td>
<td>B</td>
<td>4</td>
<td>2</td>
<td>1/0</td>
<td></td>
<td>N/A</td>
<td>N/A</td>
<td>500</td>
<td>MTM</td>
</tr>
<tr>
<td>Unit #2</td>
<td>1</td>
<td>8</td>
<td>4</td>
<td>1/0</td>
<td></td>
<td>N/A</td>
<td>N/A</td>
<td>1000</td>
<td>MTM</td>
</tr>
<tr>
<td>Unit #3</td>
<td>2</td>
<td>8</td>
<td>4</td>
<td>1/0</td>
<td></td>
<td>N/A</td>
<td>N/A</td>
<td>1000</td>
<td>MTM</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Age: 100+ Years, Rehab in 2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type-Multi Unit: 2 Flat</td>
</tr>
<tr>
<td>Style:</td>
</tr>
<tr>
<td>ConstOpts: None</td>
</tr>
<tr>
<td>General Info: None</td>
</tr>
<tr>
<td>Amenities:</td>
</tr>
<tr>
<td>Ext. Bldg. Type: Limestone</td>
</tr>
<tr>
<td>Lot Size: Oversized Chicago Lot</td>
</tr>
<tr>
<td>Lot Desc:</td>
</tr>
<tr>
<td>Roof: Rubber</td>
</tr>
<tr>
<td>Foundation:</td>
</tr>
<tr>
<td>Ext. Bas/Fnd:</td>
</tr>
<tr>
<td>Ext Prop Feats:</td>
</tr>
<tr>
<td>Conversion:</td>
</tr>
<tr>
<td>Deconversion:</td>
</tr>
<tr>
<td>Relist:</td>
</tr>
</tbody>
</table>

Garage Ownership: Garage On Site:
Parking Ownership: N/A
Parking On Site: No
Parking Details: |
Appliances/Documents (1): None
Appliances/Documents (2): None
Appliances/Documents (3): None
Appliances/Documents (4): |
Bath Amn: |
Basement Details: Finished
Additional Rooms: |

Tenants: (1) Electric, Gas, Heat |
(2) Electric, Gas, Heat |
(3) Electric, Gas, Heat |
(4) Electric, Gas, Heat |
Water: Lake Michigan |
Sewer: Sewer-Public |
Heating: Forced Air |
Equipment: |
HERS Index Score: |
Green Disc: |
Green Rating Srce: |
Green Feats: |
Possession: Closing |
Sale Terms: Conventional, FHA, VA, Cash Only |
Addtl. Sales Info.: None |
Broker Owned/Interest: No |

Janitor Expense ($/src): / |
Fuel Expense ($/src): / |
Electricity Expense ($/src): / |
Water Expense ($/src): / |
Trash Expense ($/src/yr): / |
Insurance Expense ($/src): / |
Repairs/Decor Expense ($/src): / |
Manager Expense ($/src): / |
Other Expense ($/src): / |

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