

FOR SALE

1551 N. Winslowe Drive
Palatine, Illinois

SOLD

SIX-UNIT BUILDING



SALE PRICE: \$610,000



Unit Mix: One 1 bedroom/1 bath
Five 2 bedrooms/1 bath

- Great investment opportunity
- Fully leased / Strong rents
- Historically high occupancy
- Masonry construction, newer mechanicals - Roof (5 yr), Boiler (3 yr), Hot Water Heater (1 yr)
- Prime location in the Palatine Square Apartment Complex

INCOME & EXPENSE

INCOME:

Gross income:	\$74,400
Laundry Income (Owned):	\$1,200
TOTAL INCOME:	\$75,600

EXPENSES:

Real Estate Taxes:	\$13,363
Insurance	\$2,100
Electric:	\$557
Gas:	\$2,612
Water:	\$1,855
Association Fee - \$410/mo (includes landscaping, snow removal, scavenger, parking lot repairs, etc.)	\$4,920
TOTAL EXPENSES:	\$25,437
NET OPERATING INCOME:	\$50,163

FOR MORE INFORMATION CONTACT:

Paul Montes
Senior Vice President
montes@inlandgroup.com
630-954-4446

Eric Spiess
Senior Vice President
spiess@inlandgroup.com
630-990-8656

BROKERAGE | 1031 EXCHANGES

2901 Butterfield Road Oak Brook, IL 60523 | www.inlandbrokerage.com

Inland Real Estate Commercial Brokerage Inc. has been engaged by the owner to market the property. The information contained herein has been prepared solely for marketing purposes to assist a recipient in determining whether they wish to proceed with a further in-depth investigation of the property. All demographic information above are approximations and interested parties are expected to independently review all property documents as to their accuracy and completeness. Inland Real Estate Commercial Brokerage, Inc., its respective officers, employees and representatives make no representations or warranties, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents. Furthermore, no legal commitment or obligation shall arise from any of its contents. In addition, this brochure is subject to modification and this property may be withdrawn from the market at any time, without prior notice. No part of this brochure may be duplicated without prior consent from Inland Real Estate Commercial Brokerage, Inc. This offering is not intended to solicit your response or involvement should you be engaged in an exclusive brokerage agreement with another real estate company. The Inland name and logo are registered trademarks being used under license.