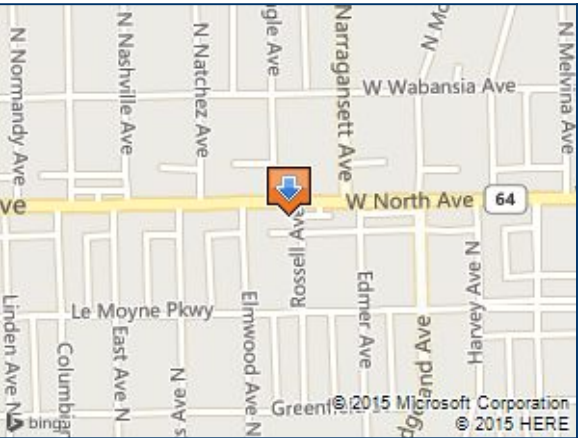




**Office/Tech**

Status: **ACTV**      MLS #: **09036344**      List Price: **\$399,000**  
 Area: **302**      List Date: **09/11/2015**      Orig List Price: **\$399,000**  
 Address: **6429 W North Ave , Oak Park, Illinois 60302-1028**      Sold Price:  
 Directions: **North Ave, west of Oak park Ave, east of Austin Ave**  
 Lease SF/Y: **\$10**  
 Closed:      Contract:  
 Off Mkt:      Points:  
 CTGF:      List. Mkt Time: **54**      Mthly. Rnt. Price:  
 County: **Cook**      Township: **Oak Park**      Subdivision:  
 Coordinates: **N:1600**      PIN #: **16062060340000**      Multiple PINs: **No**  
                          **W:6428**      (Map)  
 Year Built: **1965**      Blt Before 78: **Yes**  
 Subtype: **Office**      # Stories: **2**  
 Zoning Type: **Office**      # Units: **12**      Min Rent. SF: **1000**  
 Actual Zoning: **C**      # Tenants: **6**      Max Rent. SF: **13500**



Lot Dimensions: **85X120**  
 Acreage: **0.24**  
 Land Sq Ft: **10200**  
 Approx Total Bldg SF: **13500**      Estimated Cam/Sf: **\$0**  
 Gross Rentable Area:      Est Tax per SF/Y: **\$0**  
 Net Rentable Area:      Lease Type: **Gross**

Remarks: **Terrific building in GREAT location. needs some updating to make it a true money maker. Lots of potential and upside. Big building, over 13,000 sq ft. Also has space for lease.**

Approximate Age: **Older**  
 Type Ownership: **Limited Liability Corp**  
 Frontage Acc: **City Street**  
 Docks/Delivery: **None**  
 # Drive in Doors: **0**  
 # Trailer Docks: **0**  
 Geographic Locale: **Chicago West**  
 Location: **Central Business District, Urban**  
 Construction: **Brick**  
 Building Exterior: **Brick**  
 Foundation: **Concrete**  
 Roof Structure: **Flat**  
 Roof Coverings: **Rubber**  
 Air Conditioning: **Central Air, Chillers, Zoned**  
 Heat/Ventilation: **Central Bldg Heat, Central Heat/Indiv Controls, Gas, Radiators**  
 Electrical Svcs: **Circuit Breakers, Over 600 Amps**  
 Fire Protection: **Alarm On Site, Fire Extinguisher/s**  
 Current Use: **Office and Research**  
 Potential Use: **Commercial, Office and Research, Retail**  
 Client Needs: **Cash**  
 Client Will:

Misc. Outside: **Handicapped Access, Security Lighting, Storms & Screens (as exist)**  
 # Parking Spaces: **12**  
 Indoor Parking:  
 Outdoor Parking: **6-12 Spaces**  
 Misc. Inside: **Atrium, Elevator/s Passenger, Handicapped Access, Handicapped Equip Washroom/s, Janitorial Service, Multi-Tenant, Private Restroom/s, Public Restroom/s, Skylight/s, Storage Inside, Basement, Storage Tank**  
 Floor Finish: **Carpet, Concrete, Terrazzo, Tile, Vinyl**  
 Extra Storage Space Available: **Yes**  
 Water Drainage: **Drain Tiles**  
 Utilities To Site:  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Known Encumbrances: **First Mortgage**  
 Backup Info: **Rent Roll, Backup Package**  
 Tenant Pays: **Common Area Maintenance, Operating Stops, Tax Stops, Other, Varies by Tenant**  
 Possession: **Immediate**  
 Sale Terms: **Conventional, Negotiable**  
 Investment: **Yes**  
 Users:

**Financial Information**

Gross Rental Income/Month: **\$107,592**      Real Estate Taxes: **\$27,328**  
 Total Income/Month: **\$8,966**      Tax Year: **2014**  
 Total Income/Annual: **\$107,592**      Total Annual Expenses: **\$54,601**  
 Annual Net Operating Income: **\$52,991**      Expense Year: **2013**  
 Net Operating Income Year: **2013**      Expense Source: **Actual**  
 Cap Rate:      Loss Factor:

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