



Multi Family 5+

Status: **ACTV** MLS #: **07880804** List Price: **\$349,000**
 Area: **347** List Date: **08/15/2011** Orig List Price: **\$399,000**
 Address: **812 Main St , Mendota, Illinois 61342** List Dt Rec: **08/15/2011** Sold Price:
 Directions: **Route 34 to Main St North to property**
 Closed Date: Contract: Lst. Mkt. Time: **11**
 Off Mkt: Financing: Points:
 Year Built: **1900** Blt Before 78: **Yes** CTGF:
 Dimensions: **26X90X40X60**
 Unincorporated: Township: **Mendota** Subdivision:
 Coordinates: **N: S: E: W:** County: **La Salle**
 Zoning Type: **Multi-Family**
 Actual Zoning: **B2** PIN #: **0133128005** Multiple PINs: **No**



Remarks: **Vintage 15 Unit apartment building in downtown Mendota, Investment property Unique property with full basement and common area. Utilities are approx. Laundry and 15 Unit being sold separate now.**

Acreage: Lot SF: Total Bldg SF: Total # Units: **15** # Stories: **2** # Parking Spaces: **15**
 Basement: **Full** # Dishwashers: # Washers: # Dryers: Wash/Dry Leased: # Ranges:
 # Disposals: # Refrigerators: # Fireplaces: # Window AC: Last Lease Exp:

Apartment Info	# Units	Rooms	Bedrooms	Baths (F/H)	Monthly Income Range (Min-Max)
Type 1	5	2	1	1	420-420
Type 2	3	2	1	1	0-420
Type 3	3	2	1	1	335-335
Type 4	4	2	1	1	450-450
Type 5	0	0	0		0
Type 6	0	0	0		0
Type 7	0	0	0		0

Age: **Older** Type of Multi-Family: **Corridor-Interior Entrance** Air Cond: **Central Air**
 Type Ownership: Construction: Electricity: **Separate Meters**
 Frontage/Access: Exterior: Fire Protection:
 Current Use: Foundation: Heat/Ventilation: **Central Bldg Heat, Forced Air, Gas**
 Potential Use: Roof Structure: Utilities To Site:
 Client Needs: Roof Coverings: Tenant Pays: **Electric**
 Client Will: Misc. Outside: HERS Index Score:
 Known Encumbrances: Indoor Parking: Green Disc:
 Amenities: Outdoor Parking: Green Rating Source:
 Monthly Assmt Incl: Bsmt Desc: **Unfinished** Green Feats:
 Owner's Assoc: Misc. Inside: Possession:
 Sale Terms:
 Backup Info:

Gross Rental Income: **\$74,340** Total Monthly Income: **6195** Total Annual Income: **74340**
 Gross Rental Multiplier: **4.6** Tax Amount: **\$5,348** Tax Year: **2010**
 Total Annual Exps: **17417** Expense Source:
 Annual Net Operating Income: **\$56,923** Net Oper Income Year:
 Janitor Expense (\$/src): **\$0/** Fuel Expense (\$/src): **\$0/** Electricity Expense (\$/src): **\$0/**
 Water Expense (\$/src): **\$0/** Scavenger Expense (\$/src): **\$0/** Insurance Expense (\$/src): **\$0/**
 Repairs/Decor Expense (\$/src): **\$0/** Other Expense (\$/src): **\$0/**

Copyright 2011 MRED LLC - INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.