Multi Family 5+
Status: **PCHG**
Area: **6008**
Address: **603 W Green St , Urbana, IL 61801**
Directions: **GREEN ST 2.5 BLOCKS EAST OF LINCOLN AVENUE**
Closed Date:
Off Mkt:
Year Built: **1919**
Dimensions: **60.5X121.5 AND 47.25X60.5**
Unincorporated:
Coordinates:
Zoning Type: **Multi-Family**
Actual Zoning: **MOR**

MLS #: **09930955**
List Date: **04/27/2018**
List Dt Rec: **04/27/2018**
Contract:
Financing:
Blt Before 78: **Yes**
Township: **Urbana**
Grid #: **56**
PIN #: **922117112004** ***(Map)***

List Price: **$599,900**
Orig List Price: **$650,000**
Sold Price:
Lst. Mkt. Time: **21**
Concessions:
CTGF:
Subdivision:
County: **Champaign**
Multiple PINs: **No**

Remarks: **Leased for 2018-2019 school year.**

Acreage: **0.23** | Lot SF: **10216** | Total Bldg SF: | Total # Units: **7** | # Stories: **3** | # Parking Spaces: **7**
Basement: **Full** | # Dishwashers: **6** | # Washers: **1** | # Dryers: **1** | Wash/Dry Leased: **No** | # Ranges: **7**
Disposals: **0** | # Refrigerators: **7** | # Fireplaces: **0** | # Window AC: **8** | Last Lease Exp: **08/06/2019**

Apartment Info	# Units	Rooms	Bedrooms	Baths (F/H)	Monthly Income Range (Min-Max)
Type 1	4	6	3	1	1000-1200
Type 2	2	5	2	1	1000-1000
Type 3	1	3	1	1	600-600
Type 4	0	0	0		0
Type 5	0	0	0		0
Type 6	0	0	0		0
Type 7	0	0	0		0

Age: **Older**
Type Ownership: **Limited Liability Corp**
Frontage/Access: **City Street**
Current Use: **Residential-Multi-Family**
Potential Use: **Residential-Multi-Family**
Client Needs: **Cash**
Client Will:
Known Encumbrances: **None Known**
Amenities: **Sidewalks**
Monthly Assmt Incl:
Owner's Assoc:

Type of Multi-Family: **Corridor-Interior Entrance**
Construction: **Brick**
Exterior: **Brick**
Foundation: **Brick**
Roof Structure:
Roof Coverings:
Misc. Outside: **Other**
Indoor Parking:
Outdoor Parking: **6-12 Spaces**
Bsmt Desc: **Partially Finished**
Misc. Inside: **Laundry Room**

Air Cond: **Window Unit/s**
Electricity: **Circuit Breakers**
Fire Protection:
Heat/Ventilation: **Central Bldg Heat, Radiators, Steam**
Utilities To Site: **Sanitary Sewer to Site, Water-Private Company**
Tenant Pays: **Varies by Tenant**
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Possession: **Closing, Negotiable**
Sale Terms:
Backup Info: **Rent Roll, Leases-Copies**

Gross Rental Income: **$97,249**
Gross Rental Multiplier: **6.17**
Total Annual Exps: **$59,408**
Annual Net Operating Income: **$37,841**
Janitor Expense ($/src): **$1,727/**
Water Expense ($/src): **$4,189/**
Repairs/Decor Expense ($/src): **$16,183/**

Total Monthly Income: **$8,185**
Tax Amount: **$10,043**
Expense Source: **Combination**
Net Oper Income Year: **2017**
Fuel Expense ($/src): **$0/**
Scavenger Expense ($/src): **$1,091/**
Other Expense ($/src): **$20,467/**

Total Annual Income: **$97,914**
Tax Year: **2017**
Expense Year: **2017**
Cap Rate:
Electricity Expense ($/src): **$11,645/**
Insurance Expense ($/src): **$8,250/**

Legal Description: **LOT 8 AND THE NORTH HALF OF LOT4 (EXCEPT THE NORTH 13 1/2 FEET OF THE WEST 56 FEET 6 1/2 INCHES THEREOF] BOTH IN BLOCK 4 OF JOSEPH W. SIM, JR.'S ADDITION TO THE CITY OF URBANA, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS**

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