

# MILLENNIUM PROPERTIES R/E *9.0% Cap Apartment Building with Upside Potential*

219-221 N. 2nd Ave., Maywood, IL

**\$1,000,000**



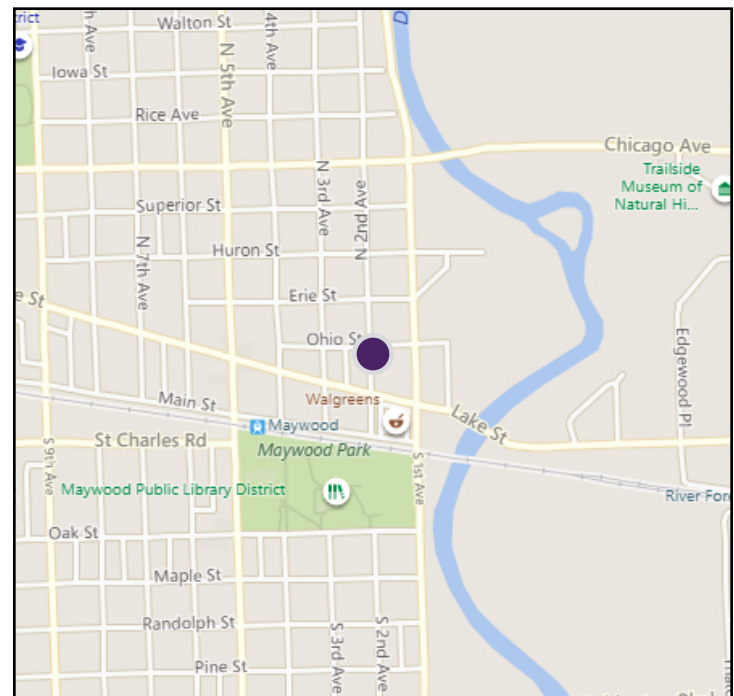
## Property Highlights

- 12,900 SF multi-family building
- Divided into 22 apartments
  - 11 one-bed units
  - 11 studio apartments
- Updated units – hardwood floors, high ceilings, some walk-in closets
- Recent capital improvements such as new roof, new boiler, updated electrical and plumbing
- Potential to add value thru leasing
- Close to Lake St. and Metra
- Est. 2018 NOI: \$64,624
- Pro Forma 2019 NOI: \$90,363
- Land Area: 6,600 SF
- Zoning: C-2

## Property Overview

A 22 unit apartment building with 12,900 square feet is available for sale near downtown Maywood. The property features 11 one-bed and 11 studio apartments, many of which have been recently updated. The apartments feature hardwood floors, high ceilings, large windows and some have walk-in closets. A number of capital improvements have been made recently including a new roof, a new boiler and updates to the electrical and plumbing systems. The property is close Lake St. and downtown Maywood. This is a great opportunity for an investor looking to add value.

A largely residential suburb, Maywood is located 10 miles west of downtown Chicago. This property is in a largely residential area near shopping and dining along Lake St. as well as the Metra station.



| DEMOGRAPHICS  | 1 Mile   | 3 Mile   | 5 Mile   |
|---------------|----------|----------|----------|
| Population    | 18,901   | 196,462  | 613,264  |
| Households    | 6,081    | 73,004   | 210,057  |
| Median Income | \$54,311 | \$63,532 | \$56,741 |

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