

COMPARABLE

255 N SPRING ST. ELGIN, IL. 60120



SOLD PRICE:

\$795,000

PRICE PER UNIT:

\$113,571

DAYS ON MARKET:

22

SALE DATE:

03/15/2023

PROPERTY INFORMATION

Units	
Year Built	1914
Beds	13
Baths	8
Condition	Average
Listing Type	MLS
Occupancy	100%
Proximity To Subject	2.5 mi.

FINANCIAL DATA

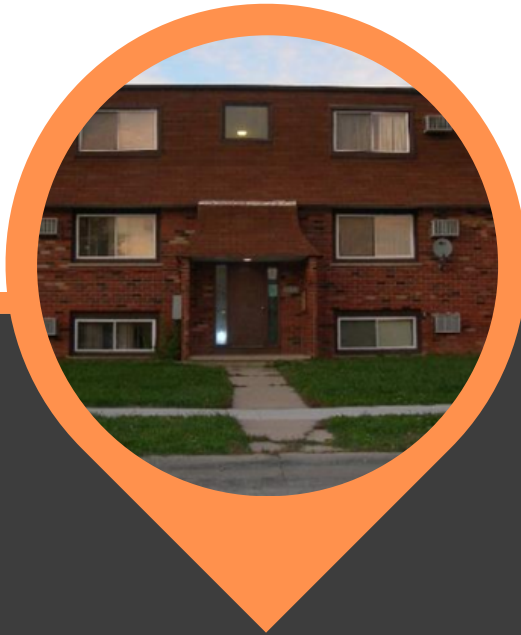
Sale Price	\$795,000
Price/Unit	\$113,571
Gross Rents	\$92,880
GRM	8.55
Expenses*	UNK
NOI	UNK
CAP Rate	UNK

NOTES & COMMENTS

Comparable property is similar to the subject property in unit count and proximity. The comparable property did sell for a slightly less per door than subject property, but is older. Also, the subject property does not have any 1 bedrooms & current gross income annually at 6 units is almost equal to this comparable, not including untapped garage and storage rent..

COMPARABLE

1300 GETZELMAN DR, ELGIN, IL. 60123



SOLD PRICE:

\$672,500

PRICE PER UNIT:

\$112,083

DAYS ON MARKET:

5

SALE DATE:

06/24/2022

PROPERTY INFORMATION

Units	
Year Built	1969
Beds	10
Baths	6
Condition	Average
Listing Type	MLS
Occupancy	100%
Proximity To Subject	2.5 mi.

FINANCIAL DATA

Sale Price	\$672,500
Price/Unit	\$112,083
Gross Rents	\$77,580
GRM	8.66
Expenses*	UNK
NOI	UNK
CAP Rate	UNK

NOTES & COMMENTS

Comparable property is similar to the subject property in unit count and proximity. The comparable property did sell for a slightly less per door than subject property. However, the subject property does not have any 1 bedrooms, is in better condition with current gross income annually at 6 units is almost equal to this comparable, not including untapped garage and storage rent..