

# FOR SALE

## 2-UNIT BUILDING

### 7812 S. Sangamon Chicago, IL

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## \$149,900

- Complete Rehab
- Ideal for Owner-Occupant or Investor
- 2 Units
- Unit Mix: One 2-BR + One 3-BR
- Each Unit is Individually Heated, with separate hot water tanks
- C/A in 3-BR Unit
- Refinished Oak Hardwood Floors
- New:
  - High Efficiency Furnaces
  - Kitchens/Baths with ceramic & granite tile
  - Drywall
  - Appliances
  - Copper Piping
  - Windows
  - Light Fixtures
- Both Units Currently Leased/Net Income = \$18,351
- Cap Rate of 11.5%

Note: Pre-Approval Letter from a Qualified Lender Required to Schedule a Showing.

**DK REAL ESTATE  
SERVICES**  
A DRAPER AND KRAMER COMPANY

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