

Graff Realty, Inc. Property Profile



2909 WILLOW ZION, IL							
Total Units	4BR	3BR	2BR	1BR	EFF/STUDIO	OTHER	Heat Type
16			16				
List Date		Price/Unit		List Price		Who Pays (O)wnr/(T)enant?	
8/11/2006		\$100,000		\$1,600,000		Gas	Electric: T
Gross Inc (EGI)	Annual Expense	Expense %	Net Oper Inc	CapRate	GRM		
\$182,688	\$62,400	32.7%	\$120,288	7.5	8.4		

COMMENTS



MEMO

NEW CONSTRUCTION
 APPROVED FOR CONDO
 SEPARATE HEAT/COOLING UTILITIES
 TWO-STORY BUILDING
 SELLER WILL ASSIST WITH FINANCING

GRAFF REALTY CAN REPRESENT YOU AS BUYERS BROKER FOR THIS PROPERTY