



Two to Four Units MLS #: **07510691** List Price: **\$399,000**
 Status: **ACTV** List Date: **04/23/2010** Orig List Price: **\$399,000**
 Area: **73** List Dt Rec: **04/24/2010** Sold Price:
 Address: **1109 MORNINGSIDE Drive, Round Lake Beach 60073** Contingency Flag:
 Directions: **SOUTH ON FAIRFIELD FROM ROLLINS ON EAST SIDE**
 Sold by: Listing Market Time: **93**
 Off Mkt Date: Contract Date: Points:
 Closed Date: Finance Code: Census Tract: **0**
 Year Built: **1999** Built B4 78: **No**
 Owner: **Fee Simple** Subdivision:
 Model: **Townhouses** Dimensions: **84X20X129X92X140**
 Corp Limits: **Round Lake Beach** County: **Lake**
 Township: **Avon**
 Total Units: **4** Ownership: **Fee Simple** Waterfront: **No**
 Total Rooms: **20** Total Bedrooms: **8** Total Bathrooms: **4**
 3 BR Unit: **No** Parking: **Space/s** Zoning: **Multi-Family**
 Basement: **Yes** Cars: **9** Acreage: **0**
 Tax: **\$9,256.43** Tax Year: **2008** Tax Exemptions: **None**
 Wall Insul: Mult PINs: **Yes** Special Assessments: **No**
 Ceiling Insul: PIN: **06184230510000**

	<u>Floor Level</u>	<u>Rooms</u>	<u>Bedrooms</u>	<u>Bathrooms</u>	<u>Sec Deposit</u>	<u>Rent</u>	<u>Lease Exp</u>
Unit #1	1	5	2	1.0	900	950	08/10
Unit #2	1	5	2	1.0	925	925	07/10
Unit #3	1	5	2	1.0	925	925	08/10
Unit #4	1	5	2	1.0	925	925	04/11

<u>Annual Expenses</u>			<u>Annual Income</u>	<u>School Data</u>	<u>Coordinates</u>
Heat: TENAN	Insurance: \$1,200	Janitorial:	Misc:	Elementary: ROUND LAKE BEACH ELEMENTARY SCHOOL (116)	North: 35
Gas: TENAN	Scavenger: TENAN	Misc:	Total Rental: \$44,100	Junior High: ROUND LAKE MIDDLE SCHOOL (116)	South: 0
Electricity: TENAN	Water/Sewer: TENAN	Gross Rental: \$41,895	High School: ROUND LAKE SENIOR HIGH SCHOOL (116)	West: 24	
Mgmt Fee:	Repairs/Maint:	Gross: \$10,456	Net Operating: \$31,439	Other:	East: 0

Age: 11-25 Years	Bath Amn:	Const Opts:
Amenities:	Equipment: TV-Cable, Fire Sprinklers, CO Detectors, Ceiling Fan, Sump Pump	Other Addl Income:
Appliances/Features (1): Stove, Refrigerator, Washer, Dryer, Dishwasher	Foundation: Concrete	Other Rooms:
Appliances/Features (2): Stove, Refrigerator, Washer, Dryer, Dishwasher	Exst Bas/Fnd:	Possession: Closing, Tenant's Rights
Appliances/Features (3): Stove, Refrigerator, Washer, Dryer, Dishwasher	Exterior: Aluminum/Vinyl/Steel Siding	Roof: Asphalt/Glass (Shingles)
Appliances/Features (4): Stove, Refrigerator, Washer, Dryer, Dishwasher	Garage: Unassigned	Style: Row House
Basement: Full, Unfinished	Water: Public	Type: 4 Flat
HERS Index Score:	Sewer: Sewer-Public	Sale Terms: Conventional, Contract (Articles) for Deed, Lease/Purchase, Owner May Help/Assist, Purchase Money Mortgage, Rewrite/Blend
Green Disc:	Oth Impr: Streets Paved	Tenant Pays (1): Electric, Gas, Heat, Scavenger
Green Rating Source:	Heating: Gas, Forced Air, 2+ Sep Heating Systems	Tenant Pays (2): Electric, Gas, Heat, Scavenger, Sewer, Water
Green Feats:	Oth Info: Listing Agent Must Accompany	Tenant Pays (3): Electric, Gas, Heat, Scavenger, Sewer, Water
	Lot Size: .25-.49 Acre	Tenant Pays (4): Electric, Gas, Heat, Scavenger, Sewer, Water
	Lot Desc: Corner, Legal Non-Conforming	

Remarks: **10 YRS NEW TOWNHOUSE STYLE 4 2BR APTS INCL ALL APPL-WASHER-DRYER-DW-STOVE-FRIG-CENTRAL A/C. SEP BASEMENTS. TENANTS PAY GAS, ELECTRIC, WTR/SWR AND GARBAGE. ALSO KNOWN AS 1421 FAIRFIELD ADD PIN 0618423060. ALL HIGH-EFFICIENCY FURNACES AND WATER HEATERS! FULLY SPRINKLERED. GREAT OPPORTUNITY TO PURCHASE A NEWER QUALITY CASHFLOW PROPERTY. OWNER MAY CONSIDER CREATIVE FINANCING. FULLY-OCCUPIED. ALLOW 24 HRS NOTICE PLEASE.**

Agent Remarks: **THIS IS A BEAUTY! NOTE CENTRAL A/C AND WASHER/DRYER IN EACH UNIT AND TENANTS PAY ALL UTILITIES.**

Internet Listing: All	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: No	VOW Comments/Reviews: Yes	
Listing Type: Exclusive Right to Sell	Holds Earnest Money: Yes	Lock Box: None
Coop Comp: 2.5% MINUS \$100	Special Comp Info: Variable	
Showing Inst: CALL LAG 847-949-6045 OR SHOWING ASSIST. 24 HRS NOTICE.		
Owner: OWNER OF RECORD	Ph #:	Agent Owned/Interest?: No
Broker: Graff Realty (2204)	Ph #: (847) 587-4900	Team:
List Agent: Mel Metts (18490)	Ph #: (847) 949-6045	Email: MELMETTS@GRAFFREALTY.COM
Co-lister:	Ph #:	More Agent Contact Info: www.graffrealty.com

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Prepared By: Mel Metts - Graff Realty 07/24/2010 03:46 PM