

ON THE MARKET

RARELY-AVAILABLE OVERSIZED 3-FLAT (PLUS GARDEN UNIT)



Incredible 3-Flat Investment
Don't miss your chance to add this to your portfolio



6107 S RHODES AVENUE

Offered at \$369,900

Don't miss the chance to add a rarely available oversized Woodlawn 3-Flat (plus Garden Unit) to your investment portfolio. The top three floors each boast 1500 SF units with 3-bedrooms & 1-bathroom, separate dining rooms, hardwood floors, and separate furnaces (forced air). Garden Unit features additional 1200 SF, 3-bedrooms & 1-bathroom, interior stair case to 1st floor, and walk-out rear door. Building has great foundation and structure. Owner conducted renovations in 2002 (all new roof, rear porch, garage, mechanicals, kitchens, bathrooms) and 2012 (front balcony repairs, lintels, tuck pointing). 1st Floor requires a full gut rehab and Garden Unit requires some repairs. Building will not pass regular FHA financing. FHA 203k required. Post-renovation potential rent is up to \$5700 per month with subsidized tenants.



DAMIAN ALBERT

Principal & Managing Broker

312.879.9887

damian@albertrealtyadvisors.com

albertrealtyadvisors.com

ADDITIONAL INFORMATION

	Size	Occupancy	Current Rent
Unit 1	1500 SF	Month-to-Month	\$900
Unit 2	1500 SF	Vacant	-
Unit 3	1500 SF	Month-to-Month	\$900
Garden	1200 SF	Vacant	-

All information deemed reliable but not guaranteed.

