



**DK REALTY
PARTNERS, LLC**

650 E. Algonquin Road, Suite 201
Schaumburg, IL 60173

**Excellent
Investment
Opportunity!**

**5334 W. MADISON STREET,
CHICAGO, IL**

- ▶ **ZONING:** T-4; Residential Two-Flat, Townhouses, & Multi-Unit District
- ▶ **2007 R. E. TAXES:** \$41,101.12
- ▶ **95% OCCUPIED**

**PROPERTY INSPECTION
Date and Time:**

Wednesday, December 3, 2008
from 10:00AM – Noon

Wednesday, December 10, 2008
from 10:00AM – Noon

Wednesday, December 17, 2008
from 10:00AM – Noon



DK Realty Partners, LLC's Managing Members are Paul G. Demik and David M. Kaufman, CCIM. Only the Managing Members of DK Realty Partners can bind DK Realty Partners to any agreement. The above property information is subject to verification by reader and no liability for errors and/or omissions is assumed. Price is subject to change and/or listing withdrawn without notice.

**BANK ORDERS
SEALED BID
AUCTION**

Monday, December 22, 2008 - 1:00 PM



SITE: The subject site consists of 37,839 sq. ft. with frontage of approximately 312.72 feet along the North side of Madison Street, and 121 feet deep on Long and Laurel Avenues.

BUILDING: The property consists of a 48-unit, multi-family residential building, originally constructed in 1908. Unit mix consists of 42 two-bedroom units, and 6 three-bedroom units, with a total gross building area of 63,086 sq. ft., and a net rentable area of 53,700 sq. ft., or an average unit size of 1,118.75 square feet. In addition, there is a full basement under the building which contains various meters for the property, as well as designed for storage etc., utilized by building ownership. There are no common areas for tenants, such as storage or laundry area, due to individual hook ups available in each of the apartments. In addition to abundant sized units, other amenities are individual gas forced air furnaces, with tenants having the option to install window air-conditioning units.

Bidders Information Package Available At: www.dkrealty.com/sbsale.html

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