

2 HOMES FOR SALE

IDEAL RENTALS

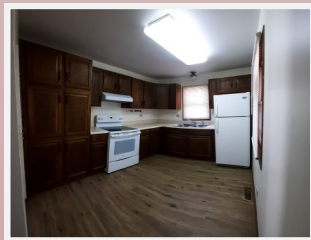
PROPERTY FEATURES:

18848 W. Park Crescent

- * Living Room: 19 x 20
- * Kitchen: 11 x 11
- * Bedroom 1: 11 x 13
- * Bedroom 2: 10 x 10
- * Bedroom 3: 11 x 13
- * Laundry Room: 7 x 11
- * Bonus Room: 13 x 13
- * Deck: 10 x 13
- * 1 Full Bathroom
- * Approx. 1,324 sq. ft.
- * Approx. .169 Acre

18854 W. Park Crescent

- * Living Room: 12 x 13
- * Kitchen: 12 x 9
- * Bedroom: 11 x 12
- * Laundry Room: 6 x 12
- * 1 Full Bathroom
- * Partial Basement Cellar
- * Approx. .1552 Acre



**18848/54 W. Park Crescent
Lake Villa, IL 60046**

Price Reduced

\$275,000

2 homes just a short walk to Druce Lake. Currently used as rentals but could make a great family compound! Remodeled 1 bedroom was rented for \$850, currently vacant. 3 bedroom currently rented for \$1,200. Live in one and rent out the other! 24 hour notice for 3 bedroom!



Robert E. Frank & Tim Conner

Robert E. Frank Real Estate, Inc.

P.O. Box 1111, Lake Villa, IL 60046

OFFICE: (847) 356-5263

CELL: (847) 508-5263 & (847) 877-5822

FAX: (847) 356-3311

RobertEFrankRealEstate@gmail.com

www.RobertEFrankRealEstate.com

ROBERT E. FRANK
REAL ESTATE &
847-356-LAND

RobertEFrankRealEstate.com

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Not Guaranteed*

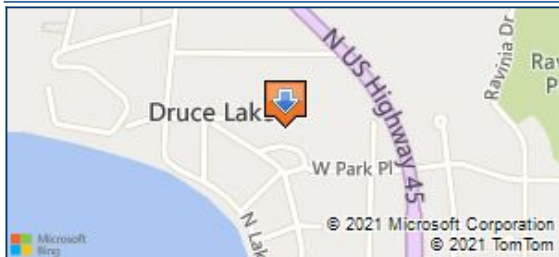


Two to Four Units
 Status: **PCHG**
 Area: **46**
 Address: **18848-54 W Park Crescent , Lake Villa, IL 60046**
 Directions: **Rt 45 S of Rollins to W Park Place to Park Crescent**
 Closed:
 Off Mkt:
 Year Built: **1903**
 Dimensions: **80.3 X 125 X 119.3 X 142.3**
 Ownership: **Fee Simple**
 Corp Limits: **Unincorporated**
 Coordinates:
 Acreage: **0.32**
 Total Rooms: **9**
 Total Bedrooms: **4**

MLS #: **11109583**
 List Date: **06/02/2021**
 List Dt Rec: **06/03/2021**
 Contract:
 Financing:
 Blt Before 78: **Yes**
 Subdivision: **Powells Druce Lake Warren**
 Township: **Warren**
 Total Units: **2**
 Total Baths (Full/Half): **2/0**
 Basement: **Partial**

List Price: **\$275,000**
 Orig List Price: **\$314,800**
 Sold Price:
 Contingency Flag:
 Lst. Mkt. Time: **6**
 Concessions:
 Contingency:
 County: **Lake**
 Model:
 Parking: **Exterior Space(s)**
 # Spaces: **Ext:8**
 Parking Incl. In Price: **Yes**
 3 BR Unit: **Yes**
 Zoning: **Single Family**
 Waterfront: **No**

Mobility Score: **40 - Fair Mobility!**



Remarks: **2 homes just a short walk to Druce Lake. Currently used as rentals but could make a great family compound! Remodeled 1 bedroom was rented for \$850, currently vacant. 3 bedroom currently rented for \$1200. Live in one and rent out the other! 24 hour notice for 3 bedroom!**

School Data
 Elementary: **Woodland (50)**
 Junior High: **Woodland (50)**
 High School: **Warren Township (121)**

Taxes/Assessments
 PIN: **07191010060000**
 Mult PINs: **Yes**
 Tax Amount: **\$5,028.16**
 Tax Year: **2020**
 Exemptions: **None**
 Special Assessments: **No**
 Special Service Area: **No**

Financial Info
 Total Rental Income:
 Net Operating Income:
 Gross Income:
 Other Income:

	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	2	1324	6	3	1/0	None	1200	1200	11/21
Unit #2	1	675	3	1	1/0	None	0	0	00/00
Unit #3					/				
Unit #4					/				

Age: **100+ Years**
 Type-Multi Unit: **1 Story Unit/s, 2 Story Unit/s**
 Style: **Cape Cod, Other**
 Const Opts:
 General Info: **School Bus Service**
 Amenities: **Pond/Lake, Dock-Community, Water Rights, Street Lights, Street Paved**
 Ext. Bldg. Type: **Aluminum Siding**
 Lot Size: **.25-.49 Acre**
 Lot Size Source: **Survey**
 Lot Desc: **Rear of Lot, Level**
 Roof: **Asphalt/Glass (Shingles)**
 Foundation: **Concrete**
 Exst Bas/Fnd:
 Ext Prop Feats: **Deck, Porch, Storms/Screen**
 Conversion:
 Deconversion:
 Relist:

Garage Ownership:
 Garage On Site:
 Garage Type:
 Garage Details:
 Parking Ownership: **Owned**
 Parking On Site: **Yes**
 Parking Details: **Driveway**
 Appliances/Features (1): **Stove, Refrigerator, Washer, Dryer, Central Air Conditioner, Hardwood Floors**
 Appliances/Features (2): **Stove, Refrigerator, Washer, Dryer, Range Hood**
 Appliances/Features (3):
 Appliances/Features (4):
 Bath Amn:
 Basement Details: **Unfinished, Crawl, Cellar, Exterior Access, Concrete (Basement), Storage Space**
 Additional Rooms: **1st Floor Bedroom**
 Building Unit Info: **No Units Furnished, Smoke/Alarm Detector**

Tenancy Type: **Leases, No Lease**
 Tenant Pays (1): **All**
 Tenant Pays (2): **All**
 Tenant Pays (3):
 Tenant Pays (4):
 Water: **Well-Shared**
 Sewer: **Sewer-Public**
 Heating: **Gas, Forced Air**
 Equipment: **Sump Pump**
 HERS Index Score:
 Green Disc:
 Green Rating Srce:
 Green Feats:
 Possession: **Closing**
 Sale Terms:
 Gas Supplier: **Nicor Gas**
 Electric Supplier: **Commonwealth Edison**
 Addl. Sales Info.: **None**
 Broker Owned/Interest: **No**

Janitor Expense (\$/src): **/**
 Water Expense (\$/src): **/**
 Repairs/Decor Expense (\$/src): **/**
 Operating Expense Includes:
 Fuel Expense (\$/src): **/**
 Trash Expense (\$/src/yr): **/**
 Manager Expense (\$/src): **/**
 Electricity Expense (\$/src): **/**
 Insurance Expense (\$/src): **/**
 Other Expense (\$/src): **/**

Broker: **Robert E. Frank Real Estate (2412) / (847) 356-5263**
 List Broker: **Robert E Frank, GRI (11927) / (847) 356-5263 / robertefrankrealestate@gmail.com; Landman5263@aol.com**
 CoList Broker: **Timothy Conner (14283) / (847) 877-5822**
 More Agent Contact Info:

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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 11109583

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 06/08/2021 12:00 AM