



**Round Lake Beach, IL**  
1112 N. Fairfield Road

**FOR SALE**

**The Chad Building**

**Built:** 1980  
**Unit Mix:** Four One-Bedroom  
Two Two-Bedroom  
**Building Size:** 4,200 SF  
**Lot Size:** 6,264 SF  
**Tax ID#:** 06-19-215-027  
**Taxes:** \$12,734

**Potential Gross Income:** \$55,320  
**Potential Expenses:** \$18,007  
**Potential Net Income:** \$37,313

The Chad Apartment Building was built in 1980 at 1112 Fairfield Road approximately one mile north of Route 134 in Round Lake Beach Illinois. The property has enjoyed a very long history of 100% occupancy and is one of the nicest apartment buildings in town. The building is electric with the tenants paying the utilities! Each unit has individual water heaters and eat in kitchens. All the units have been upgraded over the past few years and has several long term tenants. Great visibility on Fairfield Road across the street from Grahams Mini Market. Ten Percent Cash on Cash Return!!

**Asking Price:** \$399,000



**Demographics: 1/3/5 Mile**  
**Population:** 5,320/44,802/118,430  
**Ave. HHI:** \$99,257/\$82,613/\$92,422

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