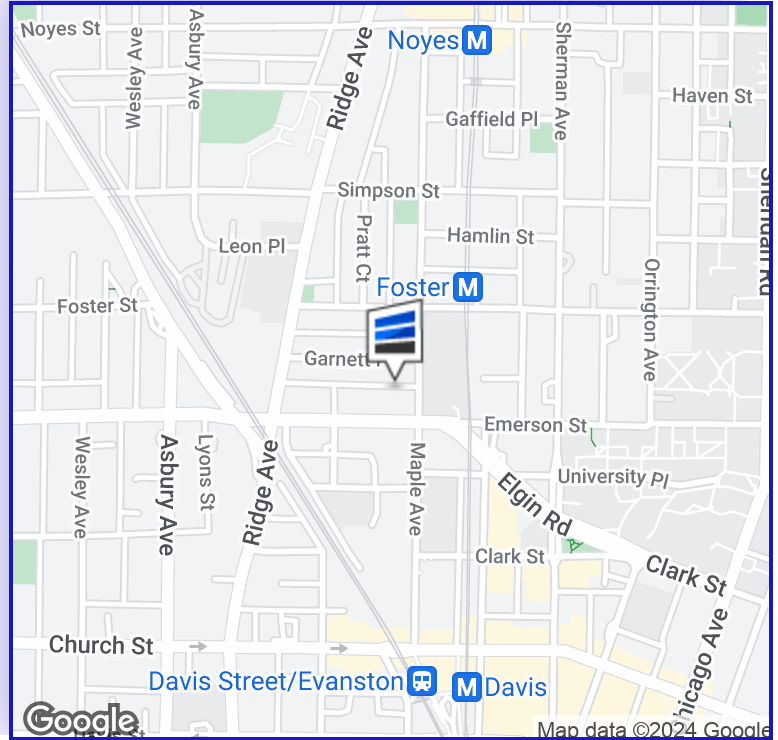




NEW PRICE (\$100,000 reduction)  
OFF-CAMPUS STUDENT HOUSING, 3 UNITS  
WITH ONSITE PARKING  
**1006-08 GARNETT PLACE, EVANSTON**



### PROPERTY HIGHLIGHTS

- 3-unit Investment Property offering off-campus housing for Northwestern students. Under the same ownership for 18 years.
- Includes a 2BR/1Bath Coach House, a 4BR/1Bath unit and a 5BR/2Bath unit. History of no vacancies.
- Leases secured in the Spring expire at 8/31 of the following year (current leases expire 8/31/23).
- Proximity to Northwestern, transportation and Downtown Evanston with its abundant Retail, Restaurant and Entertainment options.
- Additional rental income from 6-car parking lot and 1-car garage
- PIN: 11-18-108-018-0000
- Taxes: \$18,997 (2021)
- NOI: \$93,697 (12 months ending 8/31/23)
- New Price: \$1,495,000

Presented by  
**ROSS GOLDSTEIN**  
Managing Broker  
312.203.3199

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The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Insite Commercial Realty. Price subject to change and this listing may be withdrawn without notice.

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