



OFFERING MEMORANDUM • 2-FLAT FOR SALE

1000 E. ARDYCE LANE

Mount Prospect, IL 60056

EXCLUSIVELY LISTED BY **KOSTAS GIANNIKOULIS**

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ASKING PRICE

\$725,000

NET OPERATING INCOME

\$45,770

UNITS

2 (3BR / 1BA each)

CAP RATE

6.31%

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1000 E. Ardyce Lane, Mount Prospect, IL 60056

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SECTION 1

1000 E. ARDYCE LANE · MOUNT PROSPECT, IL · OFFERING MEMORANDUM

PROPERTY INFORMATION

OFFERING SUMMARY

1000 E. Ardyce Lane, Mount Prospect, IL 60056

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PROPERTY DESCRIPTION

@properties Commercial is pleased to present **1000 E. Ardyce Lane**, a well-maintained two-unit residential income property in Mount Prospect. Both apartments are spacious 3-bedroom layouts, each with its own private outdoor space, garage parking, in-unit laundry and dedicated basement storage.

All utilities (electric, gas and water) are paid directly by the tenants, keeping owner expenses low. Two of the building's three furnace and A/C systems were replaced in August 2025, and the building has copper plumbing throughout.

The property suits both investors seeking a low-maintenance, fully separately metered 2-flat and owner-occupants looking to live in one unit while the other covers the building's operating costs.

INVESTMENT HIGHLIGHTS

- Two 3BR / 1BA units: 3,308 SF above grade plus 1,181 SF basement; 2nd floor adds a bonus room
- Private patio (Apt 1) and private deck with exterior access (Apt 2)
- Tenants pay all utilities: electric, gas and water
- 1 garage space + 2 driveway spaces per unit
- Washer/dryer set and basement storage for each unit
- Two furnaces and two A/C units replaced August 2025
- End-of-cul-de-sac lot with a huge yard and lower-level full bath
- 6.31% pro forma cap rate at asking price

PROPERTY DETAILS

Asking Price	\$725,000
Property Type	2-Flat
Number of Units	2
Unit Mix	2 × 3BR / 1BA
Bonus Room	Apt 2 (2nd floor)
Apt 1 Size	1,293 SF
Apt 2 Size	2,015 SF
Basement	1,181 SF
Total Building	3,308 SF + 1,181 SF bsmt
Price per SF (above grade)	\$219
Price per Unit	\$362,500
Gross Scheduled Income	\$64,200
Net Operating Income	\$45,770
Cap Rate	6.31%
GRM	11.29
Real Estate Taxes	\$14,980
Utilities	Paid by tenants
Plumbing	Copper
Laundry	In-unit W/D (each)
Parking (per unit)	1 garage + 2 drive

APARTMENT 1

1st Floor · 3 Bedrooms · 1 Bath · 1,293 SF

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PROJECTED RENT

\$2,500 / month

BEDROOMS

3

BATHS

1

SQ. FT.

1,293

PROJECTED RENT / SF

\$1.93

UNIT FEATURES & AMENITIES

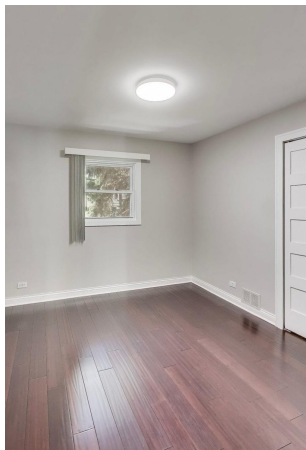
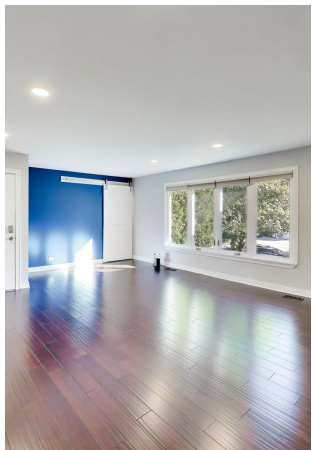
- 1 garage parking space
- 2 exterior driveway parking spaces
- Private concrete patio
- Direct yard access
- Washer/dryer set included free of charge
- Large dedicated basement storage space
- Eat-in kitchen with stainless range, dishwasher and microwave
- Tons of pantry cabinets
- Wood laminate flooring
- Recessed lighting
- Tenant pays electric, gas and water

Projected rent. Square footage approximate; buyers should verify.

APARTMENT 2

2nd Floor · 3 Bedrooms · 1 Bath · Bonus Room · 2,015 SF

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PROJECTED RENT

\$2,850 / month

BEDROOMS

3

BATHS

1

SQ. FT.

2,015

PROJECTED RENT / SF

\$1.41

UNIT FEATURES & AMENITIES

- Huge bonus room with recessed lighting & tray ceiling
- Private deck overlooking yard with side-yard entry access
- Updated kitchen with under-cabinet lighting
- High-end stainless steel appliances
- Huge pantry
- Bamboo wood flooring
- Recessed lighting
- 1 garage space + 2 exterior driveway spaces
- Washer/dryer set included free of charge
- Dedicated basement storage space
- Tenant pays electric, gas and water

Projected rent. Square footage approximate; buyers should verify.

COMMON AREA AMENITIES

Shared features available to both units

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COMMON AREA FEATURES

- **Laundry center** with 2 washer/dryer sets
- **Separate basement storage** for each unit
- **Lower-level full bath**
- **Huge yard**
- **Front patio seating**
- **Extra-wide garage** with side storage
- **End-of-cul-de-sac** location

Landscaping and snow removal for the common areas are included in operating expenses.

MECHANICALS (PER SELLER)

MECHANICAL	AGE / INSTALLED	NOTES
Roof	10+ years	Not replaced during seller's ownership
Siding	10+ years	Not replaced during seller's ownership
Furnace 1 / AC 1	Aug. 2025	Replaced
Furnace 2 / AC 2	Aug. 2025	Replaced
Furnace 3 / AC 3	10+ years	Not replaced during seller's ownership
Hot Water Tanks (2)	10+ years	Anode rods replaced; flushed yearly
Plumbing Lines	Copper	
Apt 1 Kitchen Appliances	Fridge 2025	Stove + dishwasher 4–5 years
Apt 2 Kitchen Appliances	Stove + DW 6–7 yrs	Refrigerator 10+ years
Washer/Dryer Sets (2)	4–5 years	

BUILDING HIGHLIGHTS

- Two furnace and A/C systems replaced in August 2025
- Copper plumbing lines
- Separately metered: tenants pay electric, gas and water
- Washer/dryer sets 4–5 years old in both units
- Apt 1 refrigerator replaced in 2025
- Gas-line plug-in for grilling on deck
- Generator-ready plumbing from main gas line
- Storage shed
- Fully landscaped yard
- Concrete driveway & patio
- 3rd full bathroom in basement
- Egress window & option for duplex-down

HVAC SYSTEMS REPLACED 2025

2 of 3

Ages are approximate and provided by the seller. Buyers should verify through their own inspection.



SECTION 2

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FLOOR PLANS

FLOOR PLANS

1000 E. Ardyce Lane, Mount Prospect, IL 60056

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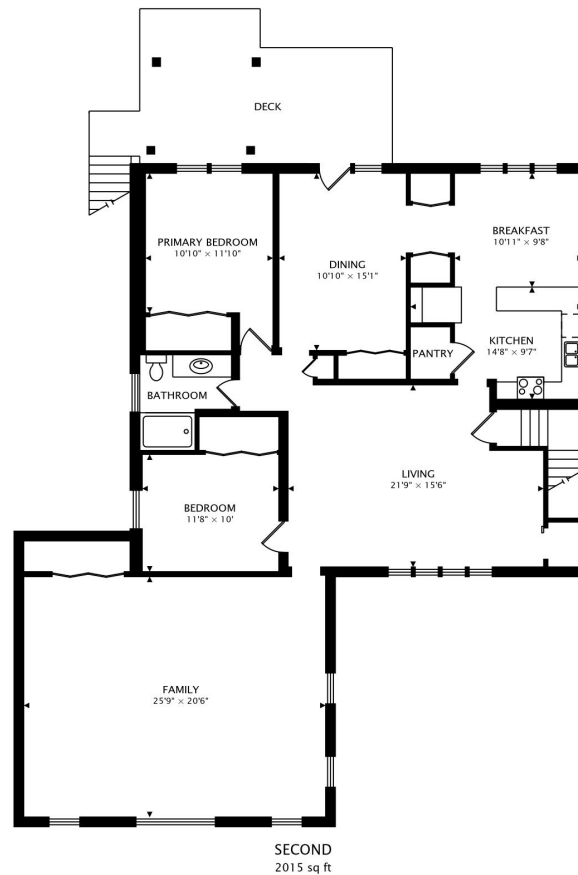
1ST FLOOR

Apartment 1 · 3 BR / 1 BA · 1,293 SF



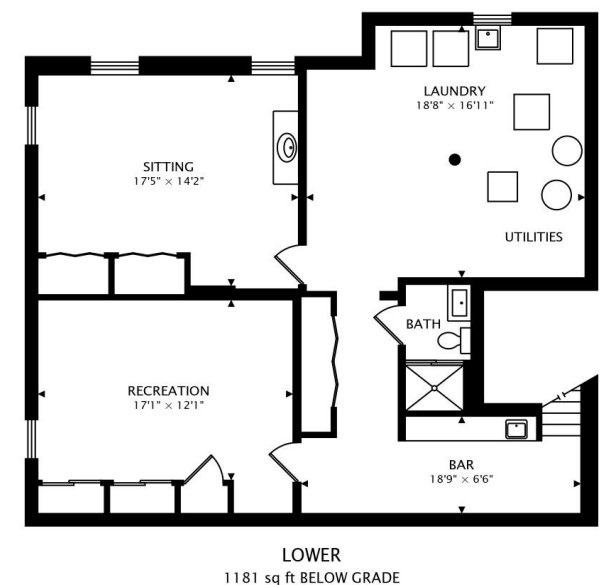
2ND FLOOR

Apartment 2 · 3 BR / 1 BA + Bonus · 2,015 SF



LOWER LEVEL

Laundry · Storage · 3rd Full Bath · 1,181 SF



Floor plans are for illustration only. Room dimensions and square footages are approximate; buyers should verify.



SECTION 3

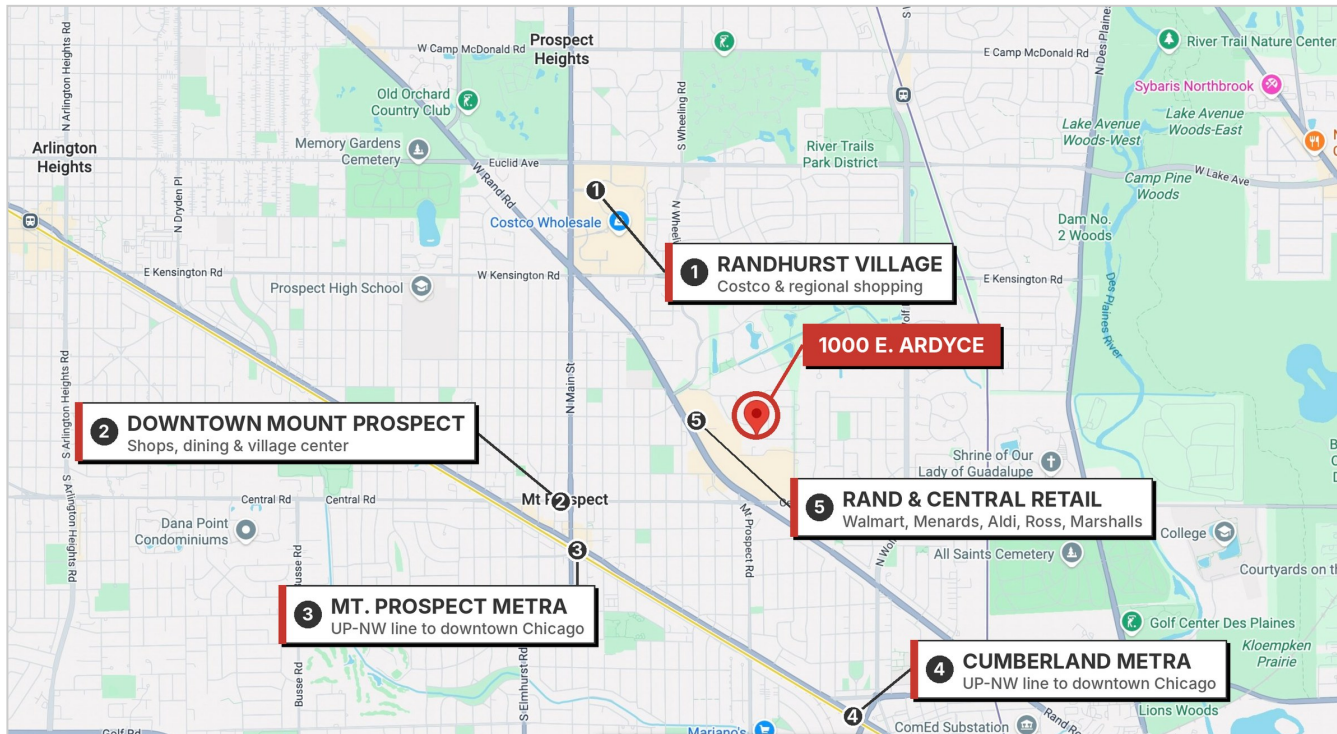
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LOCATION INFORMATION

LOCATION OVERVIEW

1000 E. Ardyce Lane, Mount Prospect, IL 60056

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KEY LOCATIONS

- 1 Randhurst Village**
Costco and regional shopping
 - 2 Downtown Mount Prospect**
Shops, dining and village center
 - 3 Mt. Prospect Metra**
UP-NW line to downtown Chicago
 - 4 Cumberland Metra**
UP-NW line to downtown Chicago
 - 5 Rand & Central Retail**
Walmart, Menards, Aldi, Ross, Marshalls
- Subject Property**
1000 E. Ardyce Lane (end of cul-de-sac)

LOCATION DESCRIPTION

Mount Prospect is an established northwest suburb of Chicago in Cook County, known for its tree-lined residential streets, well-regarded schools and strong long-term rental demand. 1000 E. Ardyce Lane sits at the end of a quiet cul-de-sac, offering tenants a single-family neighborhood setting just off the Rand Road and Central Road retail corridor. Commuters have two Metra Union Pacific Northwest stations nearby, Mount Prospect and Cumberland, both with service to downtown Chicago, and O'Hare International Airport and its surrounding employment centers are a short drive away, supporting a deep pool of renters.

Map data: Google. Locations are approximate.

IMMEDIATE RETAIL AREA

1000 E. Ardyce Lane, Mount Prospect, IL 60056

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The property sits just behind the busy Rand Road and Central Road commercial intersection, on a quiet residential cul-de-sac. Tenants have walkable access to groceries, big-box retail, fitness and dining.

TRAFFIC COUNTS

RAND ROAD (ROUTE 12)

34,000 VPD

CENTRAL ROAD

15,000 VPD

Vehicles per day, as shown on the aerial.

NEARBY RETAILERS

- Walmart Supercenter
- Menards
- Aldi
- Burlington
- Ross Dress for Less
- Marshalls
- LA Fitness
- Walgreens
- Burger King



SECTION 4

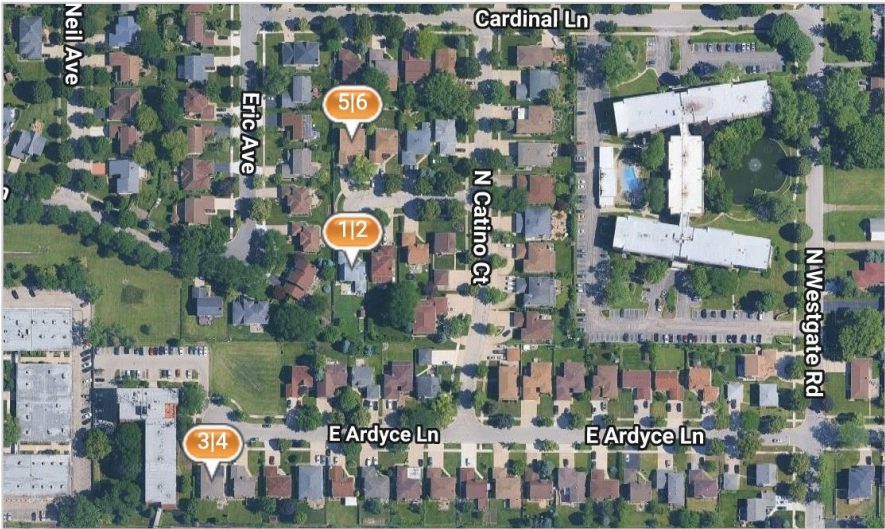
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COMPARABLES

RENTAL COMPARABLES

1000 E. Ardyce Lane, Mount Prospect, IL 60056

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COMPARABLE SUMMARY

3 BR RENT RANGE	3 BR AVERAGE	SUBJECT RENTS
\$2,600–\$2,950	\$2,698	\$2,500 / \$2,850

Five of the six comparables are 3-bedroom units, which rented for \$2,600–\$2,950 (average \$2,698). Apt 2's projected \$2,850 falls within that range, and Apt 1's \$2,500 sits below it, suggesting room for upside. The subject also offers garage parking, in-unit laundry, private outdoor space and Apt 2's bonus room. Map pins correspond to the numbers in the table.

RENTED COMPARABLES (MLS)

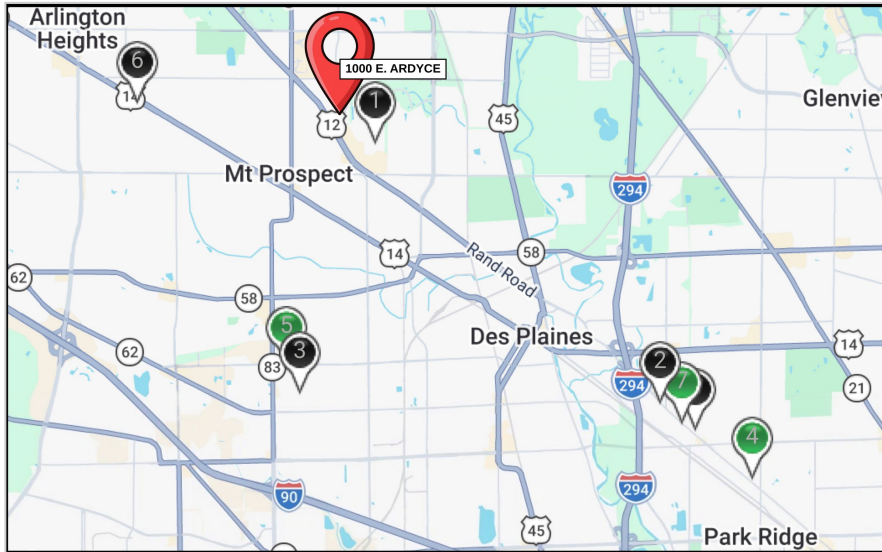
#	ADDRESS	UNIT	BEDS	RENT
1	1001 E. Callero Cir.	2	2	\$2,400
2	1001 E. Callero Cir.	1	3	\$2,600
3	901 E. Ardyce Ln.	2	3	\$2,650
4	901 E. Ardyce Ln.	1	3	\$2,640
5	1000 E. Callero Cir.	2	3	\$2,650
6	1000 E. Callero Cir.	1	3	\$2,950
Average — 3 BR comparables			3	\$2,698
SUBJECT — Apt 1 (1st floor)		1	3	\$2,500
SUBJECT — Apt 2 (2nd floor, bonus room)		2	3	\$2,850

Source: MRED LLC, rented listings. Information deemed reliable but not guaranteed; buyers should verify.

SALES COMPARABLES

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SALES SUMMARY

CLOSED 2-UNIT AVERAGE

\$803,750

AVG. PRICE / UNIT (2-UNIT)

\$401,875

SUBJECT PRICE / UNIT

\$362,500

The four closed 2-unit sales range from \$650,000 to \$990,000, averaging \$803,750, or \$325,000–\$495,000 per unit. At \$725,000, the subject's \$362,500 per unit falls within that range and below the \$401,875 average. Its total price is also below all three properties currently under contract. The nearest comparable, 1102 E. Ardyce Lane on the same street, closed at \$650,000. Map pins correspond to the numbers in the table.

SOLD & UNDER-CONTRACT MULTI-UNIT PROPERTIES (MLS)

#	ADDRESS	STATUS	UNITS	UNIT MIX	PARKING	PRICE	PRICE / UNIT
1	1102 E. Ardyce Ln.	Closed	2	3BR / 2BR	G/2	\$650,000	\$325,000
2	1316 N. Northwest Hwy.	Closed	2	3BR / 3BR	G/2	\$685,000	\$342,500
3	1044 Willson Dr.	Closed	3	2BR / 3BR / 3BR	S/4	\$775,000	\$258,333
4	647 N. Northwest Hwy.	Under Contract	2	3BR / 3BR	G/2	\$799,000	\$399,500
5	680 Beau Ct.	Under Contract	3	2BR / 3BR / 3BR	G/3	\$845,000	\$281,667
6	1209 E. Davis St.	Closed	2	3BR / 3BR	G,S/5	\$890,000	\$445,000
7	1140 N. Northwest Hwy.	Under Contract	2	4BR / 3BR	G/2	\$899,950	\$449,975
8	1108 Fortuna Ave.	Closed	2	3BR / 3BR	G/2	\$990,000	\$495,000
	SUBJECT — 1000 E. Ardyce Ln.	Offered	2	3BR / 3BR	G + drive	\$725,000	\$362,500

Source: MRED LLC. Closed = sold price; Under Contract = list price (MLS status A/I). Parking: G = garage, S = space. Deemed reliable but not guaranteed; buyers should verify.



SECTION 5

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FINANCIAL ANALYSIS

FINANCIAL SUMMARY

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INVESTMENT OVERVIEW

	PRO FORMA	5% VACANCY
Asking Price	\$725,000	\$725,000
Price per Unit	\$362,500	\$362,500
Gross Scheduled Income	\$64,200	\$64,200
Less: Vacancy (5%)	—	(\$3,210)
Effective Gross Income	\$64,200	\$60,990
Total Operating Expenses	(\$18,430)	(\$18,430)
Net Operating Income	\$45,770	\$42,560
Cap Rate	6.31%	5.87%
Gross Rent Multiplier (GRM)	11.29	11.29
Expense Ratio	28.7%	30.2%

All-cash basis. Financing and debt service are not included.

RENT SCHEDULE

UNIT	LAYOUT	MONTHLY	ANNUAL
Apt 1 (1st)	3 BR / 1 BA	\$2,500	\$30,000
Apt 2 (2nd)	3 BR / 1 BA + Bonus	\$2,850	\$34,200
TOTAL		\$5,350	\$64,200

KEY METRICS AT ASKING PRICE

CAP RATE 6.31%	NET OPERATING INCOME \$45,770
GRM 11.29	PRICE PER UNIT \$362,500

Projected rents. Each unit includes garage parking, washer/dryer and basement storage; tenants pay all utilities.

INCOME, EXPENSES & OWNER-OCCUPANT VIEW

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1000 E. Ardyce Lane, Mount Prospect, IL 60056

INCOME & EXPENSES (ANNUAL)

	ANNUAL	% OF GSI
Gross Scheduled Income	\$64,200	
Real Estate Taxes	\$14,980	23.3%
Insurance	\$1,200	1.9%
Landscaping / Snow Removal	\$1,800	2.8%
Maintenance	\$300	0.5%
City Rental License	\$150	0.2%
Total Operating Expenses	\$18,430	28.7%
Net Operating Income	\$45,770	71.3%

Tenants pay electric, gas and water directly. No utilities are paid by the owner.

OWNER-OCCUPANT (HOUSE HACK) VIEW

Live in one unit and rent the other. In either arrangement, the tenant's rent covers all property taxes and operating costs, with money left over to put toward the owner's own mortgage.

	OWNER IN APT 1	OWNER IN APT 2
Rent Collected (Monthly)	\$2,850	\$2,500
Operating Costs (Monthly)	(\$1,536)	(\$1,536)
Net After Operating Costs	+\$1,314	+\$964

Operating costs: taxes, insurance, landscaping/snow, maintenance and rental license.
Mortgage not included.

All figures are projections. Buyers should verify all income and expenses independently.



SECTION 6

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ADVISOR BIO



KOSTAS GIANNIKOULIS

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PROFESSIONAL BACKGROUND

Kostas Giannikoulis brings over 24 years of real estate expertise spanning commercial brokerage, residential sales, property management and investment advisory. His hands-on experience as a property manager for over 20 years and as an active real estate investor, having flipped over 110 properties with 20–30%+ annual returns, gives him a rare dual perspective that distinguishes his advisory approach.

Kostas began his career with Coldwell Banker (2002–2007), then co-founded and operated Sixty Properties as broker-owner in Schaumburg (2007–2020), before joining @properties Commercial in 2020. He was a Top 3% Agent in Illinois for 2025 with 31 transactions and has completed over 10,000 CMAs throughout his career.

His specializations include commercial and mixed-use investment properties, multi-family acquisitions, foreclosure/auction/short sale transactions and market pricing analysis, making him well qualified to advise buyers and investors on residential income properties like 1000 E. Ardyce Lane.

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