

	MLS #	Stat	Address	City	LP/SP	Tot # Units	BR1	BR2	BR3	BR4	PKN/# Spaces	# Parking Spaces	Area
1	12369050	CLSD	215-217 E Vermont St	Villa Park	\$460,000	2	2	2			G/2		186
2	12421804	CLSD	400 N Addison Rd	Villa Park	\$500,000	2	3	3			G/2		186

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Prepared By: Phu Nguyen | Citypoint Illinois LLC | 03/28/2026 10:56 AM



**Two to Four Units**

Status: **CLSD**  
 Area: **186**  
 Address: **215-217 E Vermont St , Villa Park, IL 60181**

MLS #: **12369050**  
 List Date: **05/19/2025**  
 List Dt Rec: **05/19/2025**

List Price: **\$450,000**  
 Orig List Price: **\$450,000**  
 Sold Price: **\$460,000**  
 Contingency Flag:

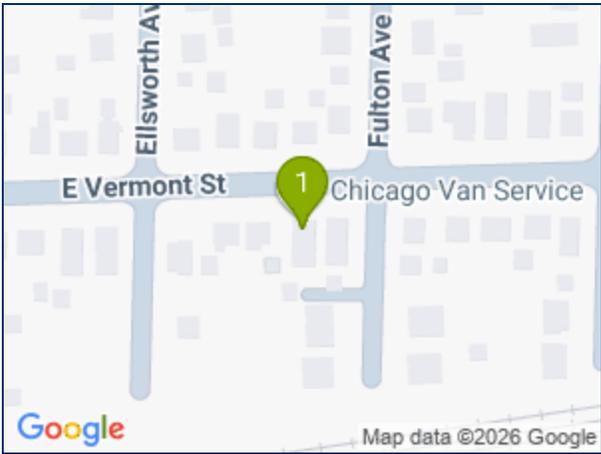
Directions: **North Ave, West of 83 to Villa, South to Vermont, West to property.**  
 Closed: **07/16/2025**  
 Off Mkt: **06/04/2025**  
 Year Built: **1963**  
 Dimensions: **59 X 154**  
 Ownership: **Fee Simple**  
 Corp Limits: **Villa Park**  
 Coordinates: **N:1 W:17**  
 Acreage: **0.21**

Total Rooms: **10**  
 Total Bedrooms: **4**  
 Waterfront: **No**  
 Mobility Score: -

Total Baths: **2/0**  
 (Full/Half):  
 Basement: **Full**

Contract: **06/04/2025**  
 Financing: **Cash**  
 Blt Before 78: **Yes**  
 Subdivision:  
 Township: **York**  
 Total Units: **2**

County: **DuPage**  
 Lst. Mkt. Time: **17**  
 Concessions:  
 Contingency:  
 Model:  
 County: **DuPage**  
 Parking: **Garage**  
 # Spaces: **Gar:2**  
 Parking Incl: **Yes**  
 In Price:  
 3 BR Unit: **No**  
 Zoning: **Multi-Family**



Remarks: **Great investment opportunity Investors only. Leases go through Feb & June of 2026. A rare find! Side by side brick duplex in North Villa Park in a residential neighborhood. Each unit has 2 bedrooms and 1 bath with full basement. Also the basements have escape windows installed Both have newer ceramic plank tile bathroom floors. Both Basements are semi finished. 2.5 car garage with asphalt driveway. plus additional parking spaces. Lots of updates. Each unit has Stove, Refrigerator plus washer and dryer.**

**School Data**  
 Elementary: **North (45)**  
 Junior High: **Jefferson (45)**  
 High School: **Willowbrook (88)**

**Taxes/Assessments**  
 PIN: **0603126004**  
 Mult PINs: **No**  
 Tax Amount: **\$6,820**  
 Tax Year: **2023**  
 Exemptions: **Homeowner**  
 Special Assessments: **No**  
 Special Service Area: **No**

**Financial Info**  
 Total Rental Income: **\$41,820**  
 Net Operating Income:  
 Gross Income: **\$41,820**  
 Other Income:

	<u>Floor Level</u>	<u>Sq Ft.</u>	<u>Rooms</u>	<u>Bedrooms</u>	<u>Bathrooms</u>	<u>Master Bath</u>	<u>Sec Deposit</u>	<u>Rent</u>	<u>Lease Exp</u>
<u>Unit #1</u>	<b>1</b>	<b>900</b>	<b>5</b>	<b>2</b>	<b>1/0</b>	<b>None</b>	<b>0</b>	<b>1825</b>	<b>N/A</b>
<u>Unit #2</u>	<b>1</b>	<b>900</b>	<b>5</b>	<b>2</b>	<b>1/0</b>	<b>None</b>	<b>0</b>	<b>1660</b>	<b>N/A</b>
<u>Unit #3</u>					/				
<u>Unit #4</u>					/				

Age: **61-70 Years**  
 Type-Multi Unit: **Duplex Side by Side**  
 Style: **Ranch**  
 Const Opts:  
 General Info: **School Bus Service**  
 Amenities:  
 Ext. Bldg. Type: **Brick**  
 Lot Size: **Less Than .25 Acre**  
 Lot Size Source:  
 Lot Desc:  
 Roof: **Asphalt/Glass (Shingles)**  
 Foundation: **Concrete**  
 Exst Bas/Fnd:  
 Ext Prop Feats:  
 Conversion: **No**  
 Deconversion: **No**  
 Relist:

Garage Ownership: **Owned**  
 Garage On Site: **Yes**  
 Garage Type: **Detached**  
 Garage Details: **Garage Door Opener(s), Transmitter(s)**  
 Parking Ownership:  
 Parking On Site:  
 Parking Details:  
 Appliances/Features (1): **Stove, Refrigerator, Washer, Dryer**  
 Appliances/Features (2): **Stove, Refrigerator, Washer, Dryer, Microwave**  
 Appliances/Features (3):  
 Appliances/Features (4):  
 Bath Amn:  
 Basement Details: **Partially Finished**  
 Additional Rooms:  
 Building Unit Info:

Tenancy Type:  
 Tenant Pays (1): **All**  
 Tenant Pays (2): **All**  
 Tenant Pays (3):  
 Tenant Pays (4):  
 Water: **Lake Michigan**  
 Sewer: **Sewer-Public**  
 Heating: **Gas, Forced Air**  
 Equipment:  
 HERS Index Score:  
 Green Disc:  
 Green Rating Srce:  
 Green Feats:  
 Possession: **Tenant's Rights**  
 Sale Terms: **Conventional**  
 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): **\$1,750/Actual**

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**Two to Four Units**

Status: **CLSD**  
 Area: **186**  
 Address: **400 N Addison Rd , Villa Park, IL 60181**

MLS #: **12421804**  
 List Date: **08/07/2025**  
 List Dt Rec: **08/07/2025**

List Price: **\$525,000**  
 Orig List Price: **\$525,000**  
 Sold Price: **\$500,000**  
 Contingency Flag:

Directions: **North Ave to Addison Rd, South to house.**  
 Closed: **10/15/2025**  
 Off Mkt: **09/14/2025**  
 Year Built: **1960**  
 Dimensions: **69X136**  
 Ownership: **Fee Simple**  
 Corp Limits: **Villa Park**  
 Coordinates:  
 Acreage:

Contract: **09/14/2025**  
 Financing: **Conventional**  
 Blt Before 78: **Yes**

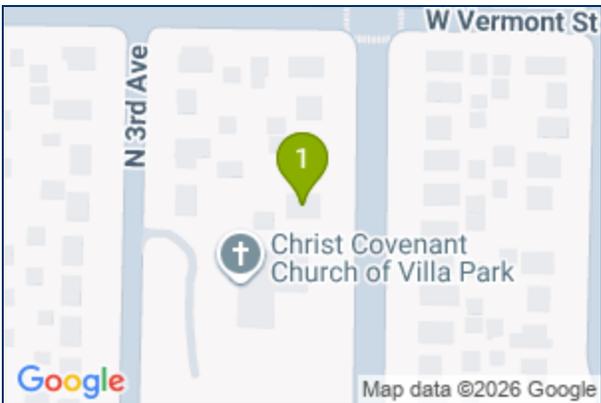
Lst. Mkt. Time: **39**  
 Concessions: **8500**  
 Contingency:  
 County: **DuPage**  
 Model:  
 Parking: **Garage**  
 # Spaces: **Gar:2**  
 Parking Incl: **Yes**  
 In Price:  
 3 BR Unit: **Yes**

Total Rooms: **10**

Total Baths **2/0**  
 (Full/Half):  
 Basement: **Partial**

Zoning:

Total Bedrooms: **6**  
 Waterfront: **No**  
 Mobility Score: -



Remarks: **Turnkey Duplex with Solid Returns! A rare opportunity to acquire a well-maintained side-by-side duplex with two spacious 3-bedroom, 1-bath units. Significant capital expenditures have been handled, with a new shingle roof (2023), new rolled asphalt roof (2024), and updated all-brick exterior featuring new tuckpointing and a new chimney (2024). Both units were tastefully updated in 2020, including modern kitchens, baths, and replacement vinyl windows. Don't miss this opportunity to add a hassle-free asset to your portfolio! Property is being sold as is.**

**School Data**

Elementary: **Schafer (45)**  
 Junior High: **Jefferson (45)**  
 High School: **Willowbrook (88)**

**Taxes/Assessments**

PIN: **0604130008**  
 Mult PINs:  
 Tax Amount: **\$8,777**  
 Tax Year: **2024**  
 Exemptions:  
 Special Assessments: **No**  
 Special Service Area: **No**

**Financial Info**

Total Rental Income: **\$42,360**  
 Net Operating Income: **\$17,500**  
 Gross Income: **\$48,934**  
 Other Income: **Other**

	<u>Floor Level</u>	<u>Sq Ft.</u>	<u>Rooms</u>	<u>Bedrooms</u>	<u>Bathrooms</u>	<u>Master Bath</u>	<u>Sec Deposit</u>	<u>Rent</u>	<u>Lease Exp</u>
<b>Unit #1</b>	<b>1</b>	<b>1200</b>	<b>5</b>	<b>3</b>	<b>1/0</b>	<b>None</b>	<b>1725</b>	<b>1765</b>	<b>05/26</b>
<b>Unit #2</b>	<b>1</b>	<b>1200</b>	<b>5</b>	<b>3</b>	<b>1/0</b>	<b>None</b>	<b>1765</b>	<b>1765</b>	<b>05/26</b>
<b>Unit #3</b>									
<b>Unit #4</b>									

Age: **61-70 Years**  
 Type-Multi Unit: **2 Flat**  
 Style:  
 Const Opts:  
 General Info: **School Bus Service, Commuter Train**  
 Amenities:  
 Ext. Bldg. Type: **Brick**  
 Lot Size: **Less Than .25 Acre**  
 Lot Size Source: **County Records**  
 Lot Desc:  
 Roof: **Asphalt/Glass (Rolled), Asphalt/Glass (Shingles)**  
 Foundation: **Concrete**  
 Exst Bas/Fnd:  
 Ext Prop Feats:  
 Conversion:  
 Deconversion:  
 Relist:

Garage Ownership: **Owned**  
 Garage On Site: **Yes**  
 Garage Type: **Detached**  
 Garage Details:  
 Parking Ownership:  
 Parking On Site:  
 Parking Details:  
 Appliances/Features (1): **Stove, Refrigerator, Dishwasher, Microwave, Central Air Conditioner, Laundry Hook-Up, Hardwood Floors, Walk-In Closet**  
 Appliances/Features (2): **Stove, Refrigerator, Dishwasher, Microwave, Central Air Conditioner, Laundry Hook-Up, Hardwood Floors, Walk-In Closet**  
 Appliances/Features (3):  
 Appliances/Features (4):  
 Bath Amn:  
 Basement Details: **Partially Finished, Unfinished, Crawl**  
 Additional Rooms:  
 Building Unit Info:

Tenancy Type:  
 Tenant Pays (1): **Electric, Gas, Heat, Scavenger, Sewer, Water**  
 Tenant Pays (2): **Electric, Gas, Heat, Scavenger, Sewer, Water**  
 Tenant Pays (3):  
 Tenant Pays (4):  
 Water: **Lake Michigan, Public**  
 Sewer: **Sewer-Public, Sewer-Storm**  
 Heating: **Gas**  
 Equipment:  
 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: **Related**

Janitor Expense (\$/src): **\$519/Actual**  
 Water Expense (\$/src): **/**  
 Repairs/Decor Expense (\$/src): **\$2,500/Combination**  
 Operating Expense Includes:

Fuel Expense (\$/src): **/**  
 Trash Expense (\$/src/yr): **//**  
 Manager Expense (\$/src): **/**

Electricity Expense (\$/src): **/**  
 Insurance Expense (\$/src): **\$1,600/Actual**  
 Other Expense (\$/src): **/**

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