

BROKER'S CRIB SHEET

REV. 01/03/12

Managing Agent: Sudler Property Management
Building Name and Address: Americana Towers
1636 N. Wells St.
Chicago, IL 60614

- Built as rental building in 1971
- Converted to condominium association December 1977
- 34 stories consisting of 420 units
- 14 units per floor

UNIT TYPES:

2 Bedroom/2 Bath with balcony	- 2 per floor
(2 bedrooms approximately 1100 square feet)	
1 Bedroom with balcony	- 4 per floor
1 Bedroom without balcony	- 3 per floor
(1 bedrooms approximately 750 square feet)	
Studios	- 5 per floor
(Studios approximately 525 square feet)	

UNIT SALES - REQUIREMENTS FOR WAIVER TO THE RIGHT OF FIRST REFUSAL:

1. 30 day notice to Management Office (30 day period begins when requirements #2-4 are received in Management Office)
2. Copy of signed sales contract
3. Copy of credit report on purchaser (we can provide one for a \$40 fee)
4. A signed purchase agreement (an in-house form) must be completed and returned before any papers can be submitted to the Board for signatures

OWNER OCCUPANCY: 59%

FINANCIAL: ASSESSMENT RANGE: \$267 - \$665 MONTHLY

Reserves in excess of \$100,000
Line of Credit - \$1,000,000 Barrington Bank
Annual operating budget expenses: Approx. \$2,530,671
Current capital budget: Approx. \$363,844
Most recent assessment increase: (4%) Jan. 1, 2012
*BUILDING IS FHA APPROVED

ASSESSMENTS INCLUDE: Heat, Air Conditioning, Water, Common Area Insurance, Garbage Removal, Basic Cable, and Window Washing (three times per year)

INSURANCE AGENT: Lockton Industries (404) 460-0729

AMENITIES:

- 24-hour doorman
- Fitness center
- Sauna
- Outdoor swimming pool and sundeck. Fee required (see separate fee schedule).
- Party room (\$50 use fee; \$200 refundable security deposit)
- Bicycle storage \$36 annual fee
- Storage lockers \$28 - \$33 monthly fee
- Laundry room - \$1.00 wash \$.50 dry for every 45 min
- Basic cable provided (premium channels available)
- Vending machines
- Across from Treasure Island, close to public transportation, restaurants, and Walgreens
- Dry cleaner and receiving room in building
- 24-hour emergency maintenance, 7 days/week (resident assistant engineer)
- On-site Management Office

PROHIBITIONS: PETS, WASHERS, DRYERS, DISPOSALS, AND WATER FURNITURE ARE ALL PROHIBITED

PARKING: Indoor and Outdoor (waiting list for indoor)
Prices range from \$130-\$191/month, park and lock only, 24 hour attendant
295 total parking spaces
Guest/Valet Coupons available in office – 5 for \$35

REQUIREMENTS FOR MOVING IN OR OUT:

- \$75 for three hours (both the move-in and move-out fee of \$150 must be submitted upon move-in)
- \$100 refundable security deposit
- Moving fees are due 3 days before the scheduled move
- Reservations required
- Hours are Monday thru Saturday, 9 a.m.-12 p.m., 12 p.m.-3:00 p.m. or 3:00 p.m.-6:00 p.m.

NO SUNDAYS, EVENINGS OR HOLIDAYS

***** FOR ANY OTHER INFORMATION YOU MAY NEED, YOU MAY CONTACT:
BECKY KENNINGTON, ON-SITE MANAGER
LINDA CORRELL, ON-SITE ASSISTANT MANAGER
PHONE: (312) 642-2505
FAX: (312) 642-2148**