

BROKER'S CRIB SHEET

REV. 01/09/10

Managing Agent: Sudler
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 BDRM approximately 1100 square feet)	
1 Bedroom with balcony	- 4 per floor
1 Bedroom without balcony	- 3 per floor
(1 BDRM approximately 750 square feet)	
Studios	- 5 per floor
(Studios approximately 525 square feet)	

REQUIREMENTS FOR WAIVER TO THE RIGHT OF FIRST REFUSAL:

1. 30 DAY NOTICE TO MANAGEMENT OFFICE (30 day period begins when requirements #2 through #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

A pre-stamped envelope for any documents to be mailed is required, i.e., BUDGETS, DECLARATION, RULES AND REGULATIONS, ETC.

“NOTICE OF CLOSING” form must be returned to Office immediately after closing for transfer of ownership

OWNER OCCUPANCY: 72%

DEMOGRAPHICS:

Young to middle-aged professionals, some elderly, few children, high percentage of single women

Across from Treasure Island, close to public transportation, restaurants, and Walgreens

AMENITIES:

*Fitness center

*Sauna

*Outdoor swimming pool and sundeck. Fee varies from \$49.50 for a single pass, \$99 for single w/guest, and \$137.50 for family

- *Party room (use fee \$50; \$200 refundable security deposit)
- *Bicycle storage \$34 annual fee
- *Storage lockers \$26 - \$31 monthly fee
- *Laundry room - \$1.00 wash \$.50 dry for every 45 min
- *Basic cable provided (premium channels available)
- *Vending machines

SECURITY: 24 hour doorman, camera with 24 hour monitor, intercom, strict key controls, and non-duplicatable common area key (\$25 deposit for key)

ASSESSMENTS INCLUDE: HEAT, AIR CONDITIONING, WATER, COMMON AREA INSURANCE, GARBAGE REMOVAL, BASIC CABLE, AND WINDOW WASHING (THREE TIMES PER YEAR)

INSURANCE AGENT: CONTACT: Mesirov Financial (312) 595-8109 or
www.condorisk.com

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

PARKING: Indoor and Outdoor (waiting list for indoor)
Prices range from \$125-\$184/month, park and lock only, 24 hour attendant
295 total parking spaces
Guest/Valet Coupons available in office – 5 for \$45

OTHER FEATURES: DRY CLEANER AND RECEIVING ROOM IN BUILDING.
24 hour emergency maintenance 7 days/week, resident assistant engineer, on-site manager

FINANCIAL: ASSESSMENT RANGE: \$236 - \$586/MONTHLY
Reserves in excess of \$100,000
Line of Credit - \$1,000,000 Barrington Bank
Annual operating budget expenses: Approx. \$2,399,523
Current capital budget: Approx. \$102,000
Most recent assessment increase: (5%) Jan. 1, 2010
*NOT APPROVED FOR FHA OR VA MORTGAGES

REQUIREMENTS FOR MOVING IN OR OUT:

FREIGHT ELEVATOR: \$75 FOR THREE HOURS (BOTH THE MOVE-IN AND MOVE-OUT FEE OF \$150 MUST BE SUBMITTED UPON MOVE-IN). A \$100 REFUNDABLE SECURITY DEPOSIT, MOVING FEES ARE DUE 3 DAYS BEFORE THE SCHEDULED MOVE. RESERVATIONS REQUIRED. HOURS ARE MONDAY THRU SATURDAY, 9 A.M. TO 12 P.M., 12 P.M. TO 3:00 P.M., AND 3:00 P.M. TO 6:00 P.M. **NO SUNDAYS, EVENINGS OR HOLIDAYS.**

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