



Property Address	1717 S Prairie Avenue Unit 2001
Number of Bedrooms	3
Number of Bathrooms	2
Parking Space Number	1 space located on 3rd floor (#78)
Square Footage (approximate)	1450
Additional Storage	Yes
Recent Updates	Remodeled kitchen, bathrooms, lighting fixtures and refinished floors in 2016
Age of Appliances & Mechanicals	Oven, dishwasher, inset microwave, refrigerator and oven installed 2016. Stacked washer/dryer 2012.
HOA per Month	\$976
Assessments Include	Water, Heat, Gas, Exterior maintenance, On-site building manager, Snow Removal, Other
Amenities	Doorman, Elevator, Gym, Business Center, Other
Upcoming Projects	None
Current Reserves (approximate)	\$1.4M
Upcoming Special Assessments	None
Rental Restrictions	Yes - 30% cap, Must own for 1 year
Current Rental Percentage	22%
Pets Restrictions	None