

Property Report



20262150100000 03/05/2007

1522 6 Unit

1522 E 73rd St.
Chicago, Illinois 60649

Presented by:

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Also available Full Service Property Management



Information while valuable is not guaranteed accurate. Please conduct your own Due Diligence and use your own professionals to determine whether you should invest any money. There are no promises of any returns in this illustration by Anton Agency. Invest at your own risk!!

Overview

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Purchase Info

Square Feet (6 Units)	5,814
Purchase Price	\$285,000
Initial Cash Invested	\$79,800

Income Analysis

	Monthly	Annual
Net Operating Income	\$2,061	\$24,737
Cash Flow	\$749	\$8,986

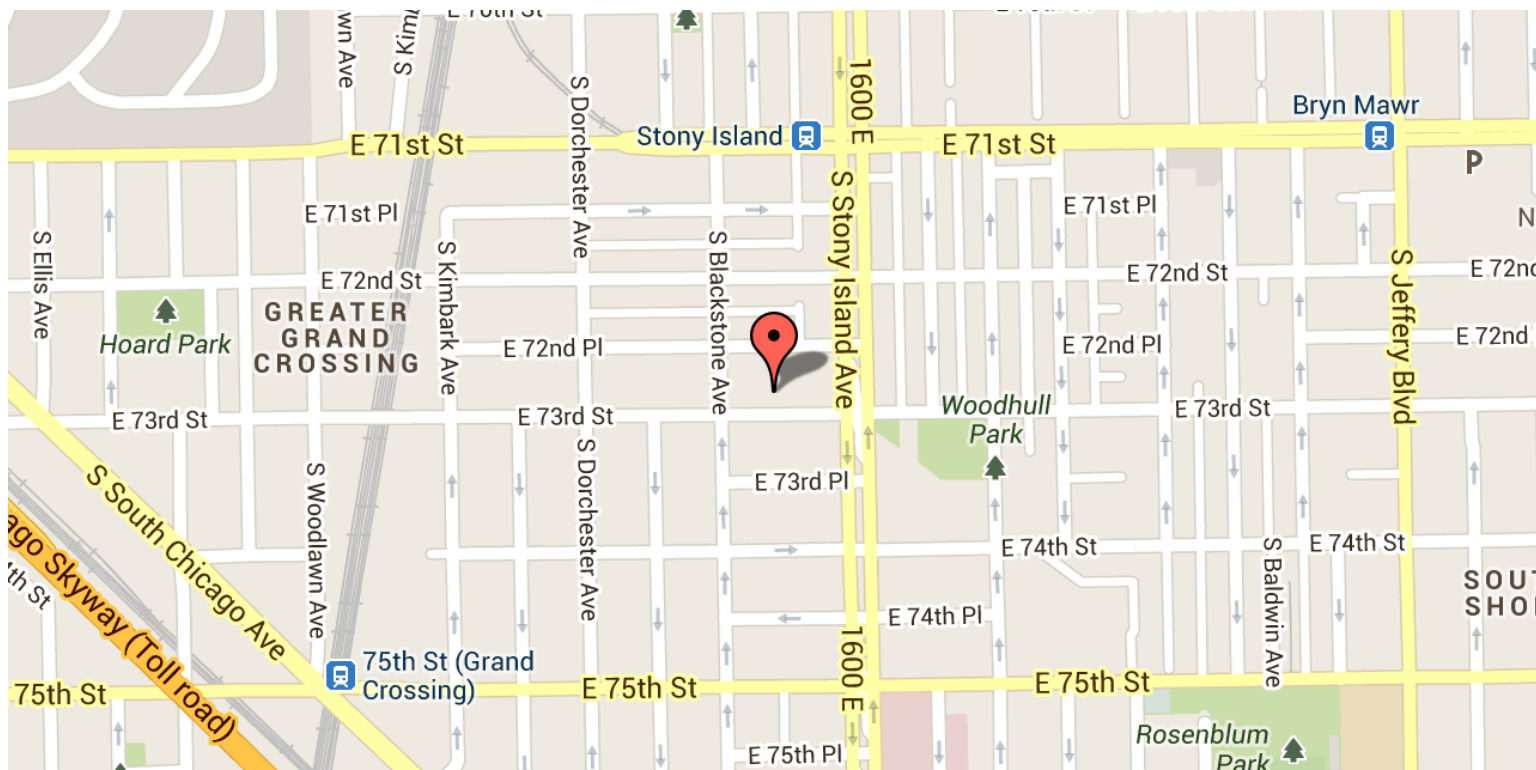
Financial Metrics

Cap Rate (Purchase Price)	8.7%
Cash on Cash Return (Year 1)	11.3%
Internal Rate of Return (Year 10)	19.9%
Sale Price (Year 10)	\$383,016



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Recently updated this property offers a new Boiler, new Windows, new Porches, and new Hot Water Heater. Located off of Stony Island, its easily accessible to shopping, banking, and commuting for everyday needs. This property is off market and is exclusively offered by Anton.



Purchase Analysis

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Purchase Info	
Purchase Price	\$285,000
- First Mortgage	(\$213,750)
- Second Mortgage	(\$0)
= Downpayment	\$71,250
+ Buying Costs	\$8,550
+ Initial Improvements	\$0
= Initial Cash Invested	\$79,800
Square Feet (6 Units)	5,814
Cost per Square Foot	\$49
Monthly Rent per Square Foot	\$0.77
Cost per Unit	\$47,500
Average Monthly Rent per Unit	\$750

Mortgages	First	Second
Loan-To-Cost Ratio	75%	0%
Loan-To-Value Ratio	75%	0%
Loan Amount	\$213,750	\$0
Loan Type	Amortizing	
Term	25 Years	
Interest Rate	5.5%	
Payment	\$1,312.61	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	5.3
Operating Expense Ratio	49.1%
Debt Coverage Ratio	1.57
Cap Rate (Purchase Price)	8.7%
Cash on Cash Return	11.3%

Assumptions	
Appreciation Rate	3.0%
Vacancy Rate	10.0%
Income Inflation Rate	3.0%
Expense Inflation Rate	3.0%
LTV for Refinance	70.0%
Selling Costs	\$19,950

Income	Monthly	Annual
Gross Rent	\$4,500	\$54,000
Vacancy Loss	(\$450)	(\$5,400)
Operating Income	\$4,050	\$48,600

Expenses (% of Income)	Monthly	Annual
Advertising (2%)	(\$81)	(\$972)
Maintenance (5%)	(\$202)	(\$2,430)
Insurance (3%)	(\$119)	(\$1,425)
Management Fees (8%)	(\$324)	(\$3,888)
Cleaning & Supplies (2%)	(\$81)	(\$972)
Taxes (10%)	(\$424)	(\$5,086)
Utilities (15%)	(\$608)	(\$7,290)
Trash (4%)	(\$150)	(\$1,800)
Operating Expenses (49%)	(\$1,989)	(\$23,863)

Net Performance	Monthly	Annual
Net Operating Income	\$2,061	\$24,737
- Mortgage Payments	(\$1,313)	(\$15,751)
- Year 1 Improvements	(\$0)	(\$0)
= Cash Flow	\$749	\$8,986

Buy and Hold Projection

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Income	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Gross Rent	\$54,000	\$55,620	\$57,289	\$60,777	\$70,458	\$94,689	\$127,255
Vacancy Loss	(\$5,400)	(\$5,562)	(\$5,729)	(\$6,078)	(\$7,046)	(\$9,469)	(\$12,725)
Operating Income	\$48,600	\$50,058	\$51,560	\$54,700	\$63,412	\$85,220	\$114,529

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Advertising	(\$972)	(\$1,001)	(\$1,031)	(\$1,094)	(\$1,268)	(\$1,704)	(\$2,291)
Maintenance	(\$2,430)	(\$2,503)	(\$2,578)	(\$2,735)	(\$3,171)	(\$4,261)	(\$5,726)
Insurance	(\$1,425)	(\$1,468)	(\$1,512)	(\$1,604)	(\$1,859)	(\$2,499)	(\$3,358)
Management Fees	(\$3,888)	(\$4,005)	(\$4,125)	(\$4,376)	(\$5,073)	(\$6,818)	(\$9,162)
Cleaning & Supplies	(\$972)	(\$1,001)	(\$1,031)	(\$1,094)	(\$1,268)	(\$1,704)	(\$2,291)
Taxes	(\$5,086)	(\$5,239)	(\$5,396)	(\$5,724)	(\$6,636)	(\$8,918)	(\$11,985)
Utilities	(\$7,290)	(\$7,509)	(\$7,734)	(\$8,205)	(\$9,512)	(\$12,783)	(\$17,179)
Trash	(\$1,800)	(\$1,854)	(\$1,910)	(\$2,026)	(\$2,349)	(\$3,156)	(\$4,242)
Operating Expenses	(\$23,863)	(\$24,579)	(\$25,316)	(\$26,858)	(\$31,136)	(\$41,844)	(\$56,235)

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$24,737	\$25,479	\$26,243	\$27,842	\$32,276	\$43,376	\$58,294
- Mortgage Payments	(\$15,751)	(\$15,751)	(\$15,751)	(\$15,751)	(\$15,751)	(\$15,751)	(\$0)
- Improvements	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
= Cash Flow	\$8,986	\$9,728	\$10,492	\$12,090	\$16,525	\$27,625	\$58,294
Cap Rate (Purchase Price)	8.7%	8.9%	9.2%	9.8%	11.3%	15.2%	20.5%
Cap Rate (Market Value)	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%
Cash on Cash Return	11.3%	12.2%	13.1%	15.2%	20.7%	34.6%	73.1%
Return on Equity	10.7%	10.0%	9.5%	8.7%	7.4%	6.2%	8.4%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$293,550	\$302,356	\$311,427	\$330,393	\$383,016	\$514,742	\$691,770
- Loan Balance	(\$209,653)	(\$205,324)	(\$200,752)	(\$190,818)	(\$160,646)	(\$68,720)	(\$0)
= Equity	\$83,897	\$97,032	\$110,676	\$139,575	\$222,370	\$446,022	\$691,770
Loan-to-Value Ratio	71.4%	67.9%	64.5%	57.8%	41.9%	13.4%	0.0%
Potential Cash-Out Refi	(\$4,168)	\$6,325	\$17,247	\$40,457	\$107,465	\$291,600	\$484,239

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$83,897	\$97,032	\$110,676	\$139,575	\$222,370	\$446,022	\$691,770
- Selling Costs	(\$20,548)	(\$21,165)	(\$21,800)	(\$23,128)	(\$26,811)	(\$36,032)	(\$48,424)
= Proceeds After Sale	\$63,349	\$75,867	\$88,876	\$116,448	\$195,559	\$409,990	\$643,346
+ Cumulative Cash Flow	\$8,986	\$18,713	\$29,206	\$52,575	\$126,069	\$349,666	\$783,090
- Initial Cash Invested	(\$79,800)	(\$79,800)	(\$79,800)	(\$79,800)	(\$79,800)	(\$79,800)	(\$79,800)
= Net Profit	(\$7,465)	\$14,781	\$38,281	\$89,223	\$241,828	\$679,856	\$1,346,636
Internal Rate of Return	-9.4%	9.4%	15.4%	19.1%	19.9%	18.8%	18.1%
Return on Investment	-9%	19%	48%	112%	303%	852%	1,688%

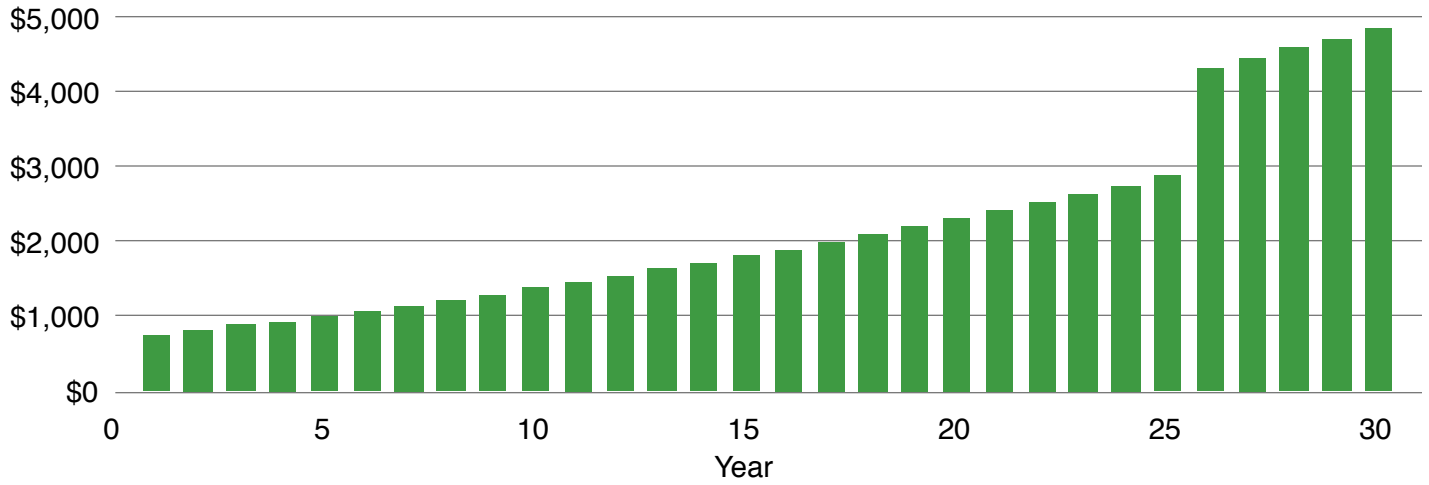
Graphs

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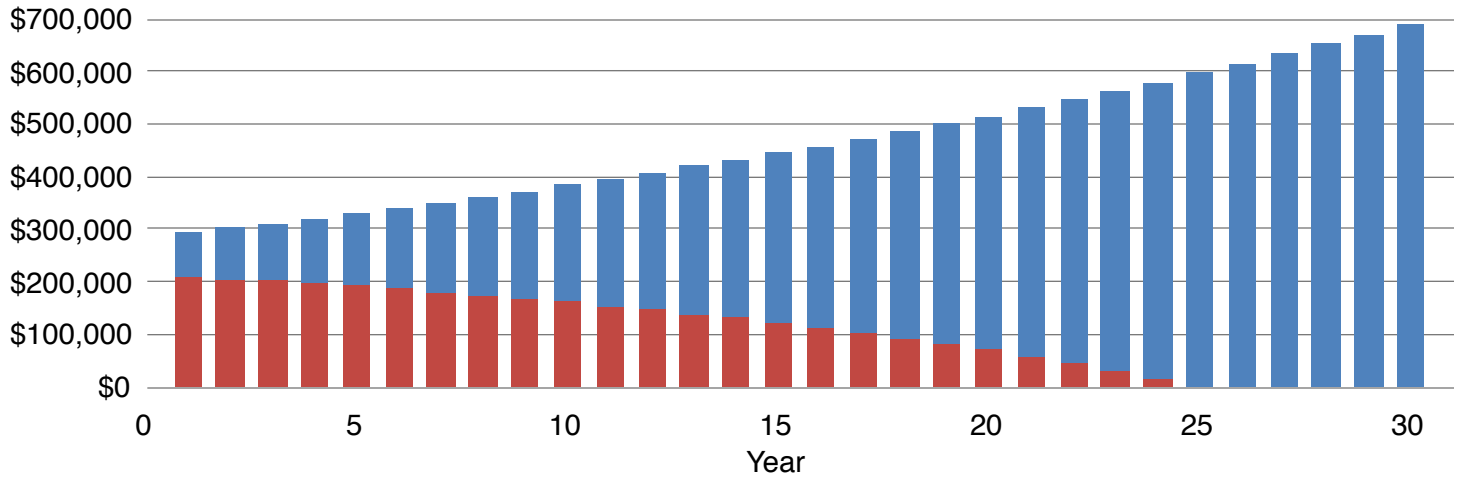


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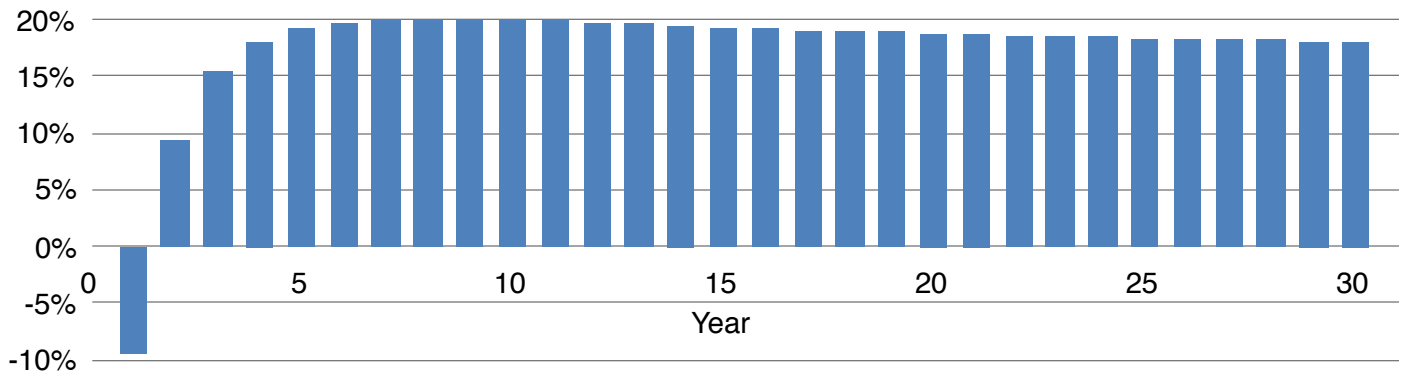
Monthly Cash Flow



■ Loan Balance + ■ Equity = Market Value



Internal Rate of Return (IRR)



Rent Roll

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Unit Description	Square Feet	Units of This Type	Rent (Per Unit)
1 Bed 1 Bath	0	4	\$700 Per Month
2 Bed 1 Bath	0	2	\$850 Per Month
Totals for Year 1			
Total Number of Units			6
Total Area (Single Value)			5,814 Square Feet
Total Rent (Sum of Units)			\$4,500 Per Month, \$54,000 Per Year

The total property area may be greater than the sum of the unit areas due to common areas.