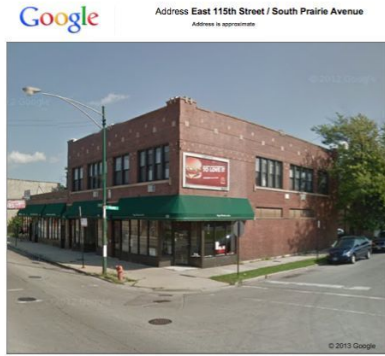


Property Report



233-241 E. 115th St. 9 Unit

233-241 E. 115th St.
Chicago, IL 60628

Presented by:

James Samuelson **Anton Agency**

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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

233-241 E. 115th St. 9 Unit
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 Chicago, IL 60628



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Purchase Info

Total Number of Units	9
Purchase Price	\$369,000
Initial Cash Invested	\$103,320

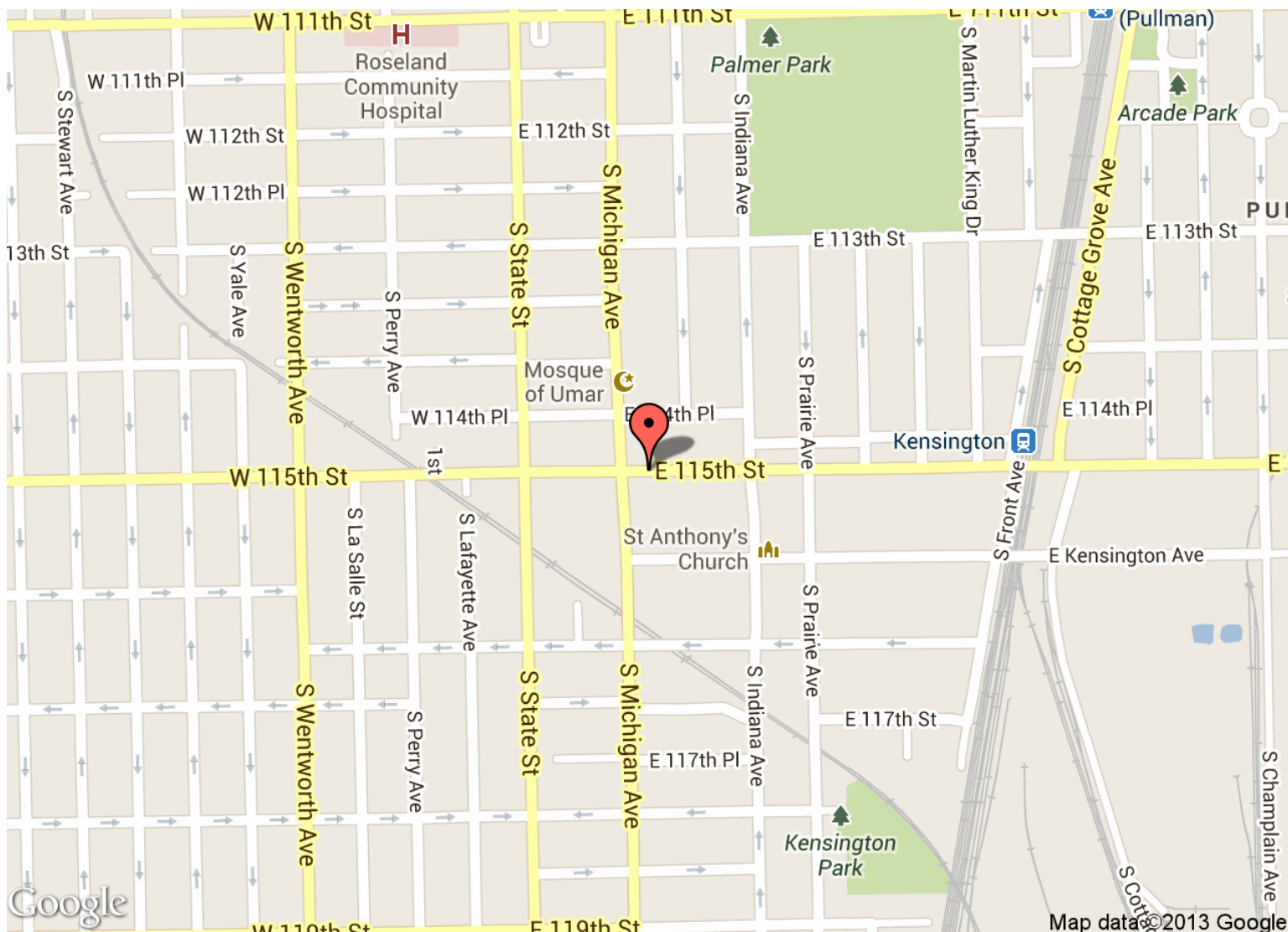
Income Analysis

	Monthly	Annual
Net Operating Income	\$3,173	\$38,073
Cash Flow	\$1,390	\$16,676

Financial Metrics

Cap Rate (Purchase Price)	10.3%
Cash on Cash Return (Year 1)	16.1%
Internal Rate of Return (Year 10)	24.0%
Sale Price (Year 10)	\$495,905

Google Address East 115th Street / South Prairie Avenue Address is approximate



Purchase Analysis

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Purchase Info	
Purchase Price	\$369,000
- First Mortgage	(\$276,750)
- Second Mortgage	(\$0)
= Downpayment	\$92,250
+ Buying Costs	\$11,070
+ Initial Improvements	\$0
= Initial Cash Invested	\$103,320
Total Number of Units	9
Cost per Unit	\$41,000
Average Monthly Rent per Unit	\$767

Mortgages	First	Second
Loan-To-Cost Ratio	75%	0%
Loan-To-Value Ratio	75%	0%
Loan Amount	\$276,750	\$0
Loan Type	Amortizing	
Term	25 Years	
Interest Rate	6%	
Payment	\$1,783.10	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	4.5
Operating Expense Ratio	50.0%
Debt Coverage Ratio	1.78
Cap Rate (Purchase Price)	10.3%
Cash on Cash Return	16.1%

Assumptions	
Appreciation Rate	3.0%
Vacancy Rate	8.0%
Income Inflation Rate	3.0%
Expense Inflation Rate	3.0%
LTV for Refinance	70.0%
Selling Costs	\$25,830

Income	Monthly	Annual
Gross Rent	\$6,900	\$82,800
Vacancy Loss	(\$552)	(\$6,624)
Operating Income	\$6,348	\$76,176

Expenses (% of Income)	Monthly	Annual
Advertising (2%)	(\$127)	(\$1,524)
Cleaning & Supplies (13%)	(\$833)	(\$10,000)
Insurance (2%)	(\$154)	(\$1,845)
Management Fees (8%)	(\$508)	(\$6,094)
Maintenance (5%)	(\$317)	(\$3,809)
Taxes (5%)	(\$308)	(\$3,690)
Scavenger (3%)	(\$167)	(\$2,000)
Water (4%)	(\$254)	(\$3,047)
Gas (4%)	(\$254)	(\$3,047)
Electricity (4%)	(\$254)	(\$3,047)
Operating Expenses (50%)	(\$3,175)	(\$38,103)

Net Performance	Monthly	Annual
Net Operating Income	\$3,173	\$38,073
- Mortgage Payments	(\$1,783)	(\$21,397)
- Year 1 Improvements	(\$0)	(\$0)
= Cash Flow	\$1,390	\$16,676

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	\$82,800	\$85,284	\$87,843	\$93,192	\$108,035	\$145,190	\$195,124
Vacancy Loss	(\$6,624)	(\$6,823)	(\$7,027)	(\$7,455)	(\$8,643)	(\$11,615)	(\$15,610)
Operating Income	\$76,176	\$78,461	\$80,815	\$85,737	\$99,392	\$133,575	\$179,514

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Advertising	(\$1,524)	(\$1,569)	(\$1,616)	(\$1,715)	(\$1,988)	(\$2,672)	(\$3,590)
Cleaning & Supplies	(\$10,000)	(\$10,300)	(\$10,609)	(\$11,255)	(\$13,048)	(\$17,535)	(\$23,566)
Insurance	(\$1,845)	(\$1,900)	(\$1,957)	(\$2,077)	(\$2,407)	(\$3,235)	(\$4,348)
Management Fees	(\$6,094)	(\$6,277)	(\$6,465)	(\$6,859)	(\$7,951)	(\$10,686)	(\$14,361)
Maintenance	(\$3,809)	(\$3,923)	(\$4,041)	(\$4,287)	(\$4,970)	(\$6,679)	(\$8,976)
Taxes	(\$3,690)	(\$3,801)	(\$3,915)	(\$4,153)	(\$4,815)	(\$6,470)	(\$8,696)
Scavenger	(\$2,000)	(\$2,060)	(\$2,122)	(\$2,251)	(\$2,610)	(\$3,507)	(\$4,713)
Water	(\$3,047)	(\$3,138)	(\$3,233)	(\$3,429)	(\$3,976)	(\$5,343)	(\$7,181)
Gas	(\$3,047)	(\$3,138)	(\$3,233)	(\$3,429)	(\$3,976)	(\$5,343)	(\$7,181)
Electricity	(\$3,047)	(\$3,138)	(\$3,233)	(\$3,429)	(\$3,976)	(\$5,343)	(\$7,181)
Operating Expenses	(\$38,103)	(\$39,246)	(\$40,423)	(\$42,885)	(\$49,715)	(\$66,813)	(\$89,791)

Buy and Hold Projection

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Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$38,073	\$39,216	\$40,392	\$42,852	\$49,677	\$66,762	\$89,723
- Mortgage Payments	(\$21,397)	(\$21,397)	(\$21,397)	(\$21,397)	(\$21,397)	(\$21,397)	(\$0)
- Improvements	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
= Cash Flow	\$16,676	\$17,818	\$18,995	\$21,455	\$28,280	\$45,365	\$89,723
Cap Rate (Purchase Price)	10.3%	10.6%	10.9%	11.6%	13.5%	18.1%	24.3%
Cap Rate (Market Value)	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Cash on Cash Return	16.1%	17.2%	18.4%	20.8%	27.4%	43.9%	86.8%
Return on Equity	15.4%	14.3%	13.4%	12.0%	9.9%	7.9%	10.0%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$380,070	\$391,472	\$403,216	\$427,772	\$495,905	\$666,455	\$895,660
- Loan Balance	(\$271,824)	(\$266,594)	(\$261,041)	(\$248,887)	(\$211,305)	(\$92,234)	(\$0)
= Equity	\$108,246	\$124,878	\$142,175	\$178,885	\$284,600	\$574,221	\$895,660
Loan-to-Value Ratio	71.5%	68.1%	64.7%	58.2%	42.6%	13.8%	0.0%
Potential Cash-Out Refi	(\$5,775)	\$7,437	\$21,210	\$50,553	\$135,829	\$374,284	\$626,962

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$108,246	\$124,878	\$142,175	\$178,885	\$284,600	\$574,221	\$895,660
- Selling Costs	(\$26,605)	(\$27,403)	(\$28,225)	(\$29,944)	(\$34,713)	(\$46,652)	(\$62,696)
= Proceeds After Sale	\$81,641	\$97,475	\$113,950	\$148,941	\$249,887	\$527,569	\$832,964
+ Cumulative Cash Flow	\$16,676	\$34,495	\$53,490	\$95,151	\$222,498	\$595,105	\$1,276,432
- Initial Cash Invested	(\$103,320)	(\$103,320)	(\$103,320)	(\$103,320)	(\$103,320)	(\$103,320)	(\$103,320)
= Net Profit	(\$5,002)	\$28,650	\$64,120	\$140,772	\$369,065	\$1,019,354	\$2,006,075
Internal Rate of Return	-4.8%	14.0%	19.9%	23.5%	24.0%	22.7%	22.2%
Return on Investment	-5%	28%	62%	136%	357%	987%	1,942%

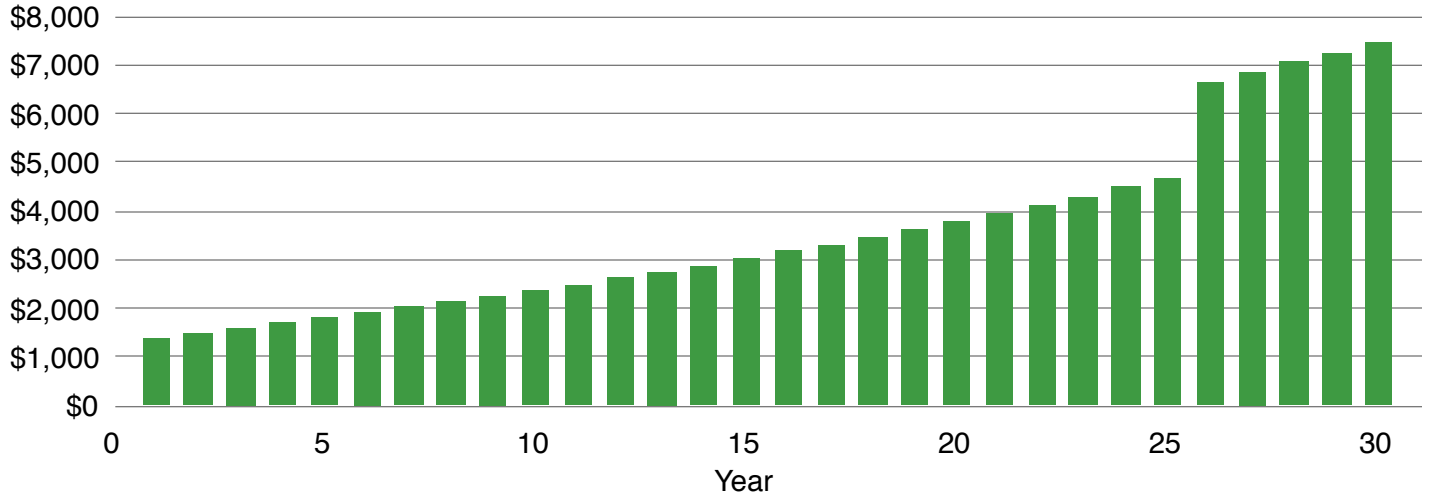
Graphs

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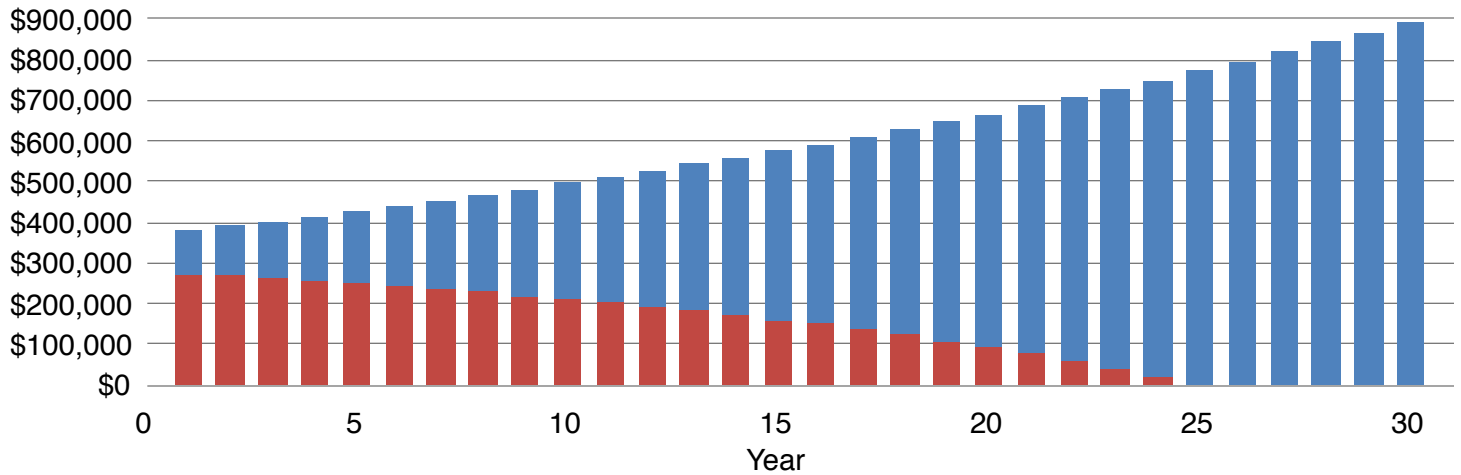


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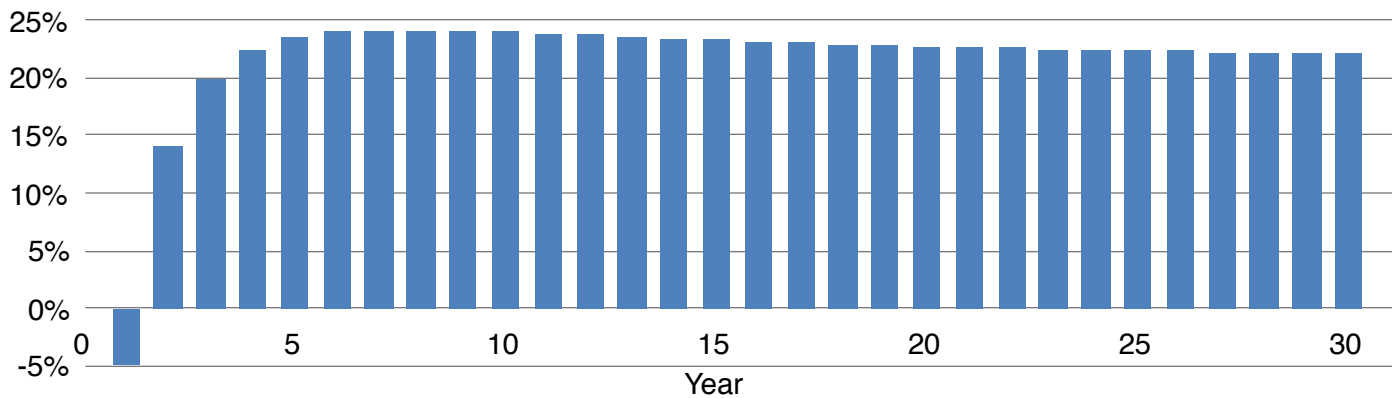
Monthly Cash Flow



■ 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	0	3	\$550 Per Month
2 Bed	0	1	\$750 Per Month
Retail	0	5	\$900 Per Month
Totals for Year 1			
Total Number of Units			9
Total Area (Sum of Units)			0 Square Feet
Total Rent (Sum of Units)			\$6,900 Per Month, \$82,800 Per Year