

Property Report



20033160280000 12/11/2007

4522 S Calumet 6 Unit

4522 S Calumet Ave.
Chicago, IL 60653

Presented by:

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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

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Purchase Info

Square Feet (6 Units)	4,800
Initial Market Value	\$300,000
Purchase Price	\$69,000
Initial Cash Invested	\$169,320

Income Analysis

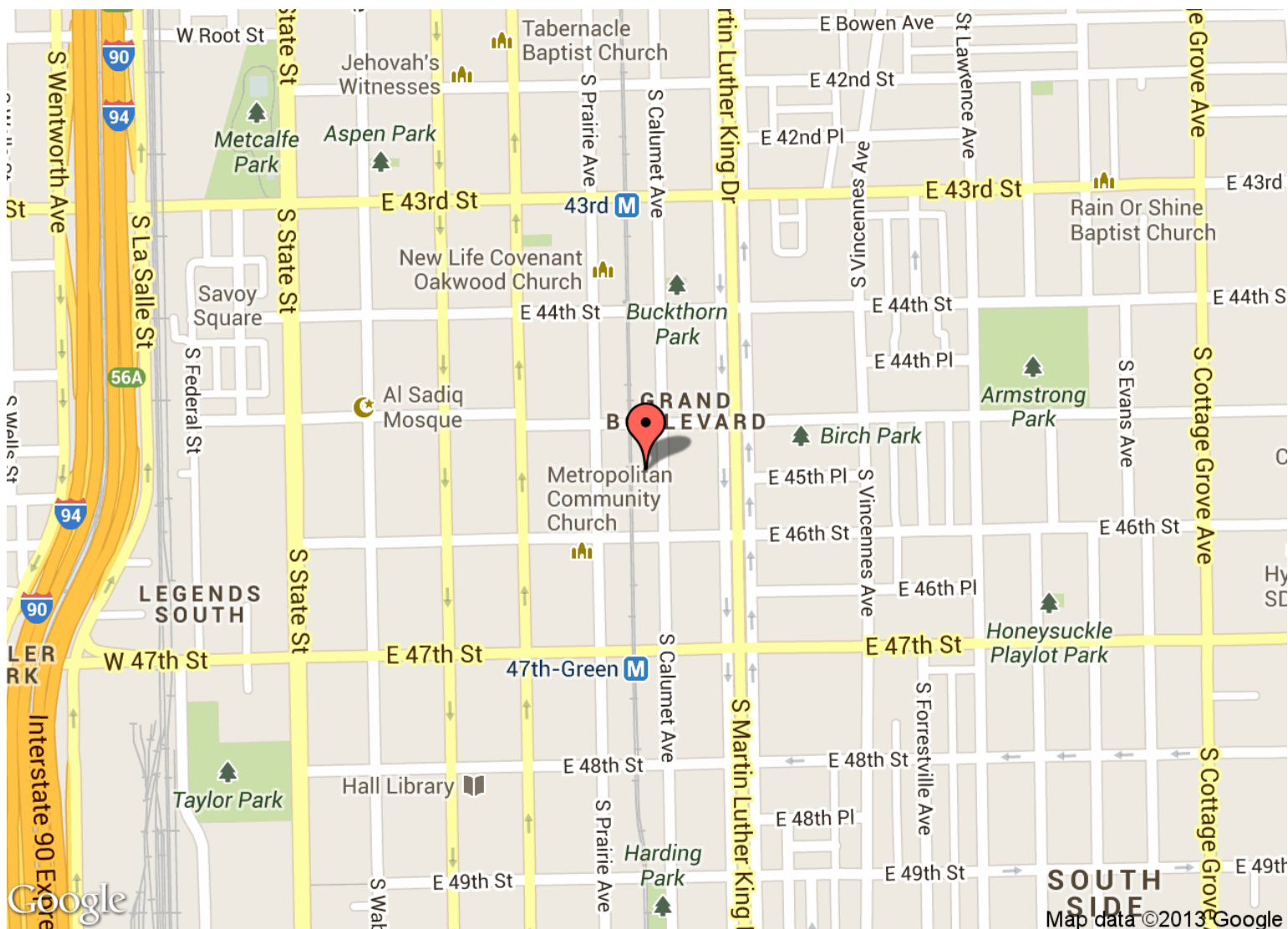
	Monthly	Annual
Net Operating Income	\$2,892	\$34,708
Cash Flow	\$2,559	\$30,707

Financial Metrics

Cap Rate (Purchase Price)	50.3%
Cash on Cash Return (Year 1)	18.1%
Internal Rate of Return (Year 10)	23.2%
Sale Price (Year 10)	\$403,175



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Purchase Analysis

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Purchase Info	
Initial Market Value	\$300,000
Purchase Price	\$69,000
- First Mortgage	(\$51,750)
- Second Mortgage	(\$0)
= Downpayment	\$17,250
+ Buying Costs	\$2,070
+ Initial Improvements	\$150,000
= Initial Cash Invested	\$169,320
Square Feet (6 Units)	4,800
Cost per Square Foot	\$14
Monthly Rent per Square Foot	\$1.19
Cost per Unit	\$11,500
Average Monthly Rent per Unit	\$950

Mortgages	First	Second
Loan-To-Cost Ratio	75%	0%
Loan-To-Value Ratio	17.25%	0%
Loan Amount	\$51,750	\$0
Loan Type	Amortizing	
Term	25 Years	
Interest Rate	6%	
Payment	\$333.43	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	1.0
Operating Expense Ratio	44.8%
Debt Coverage Ratio	8.67
Cap Rate (Purchase Price)	50.3%
Cash on Cash Return	18.1%

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	\$21,000

Income	Monthly	Annual
Gross Rent	\$5,700	\$68,400
Vacancy Loss	(\$456)	(\$5,472)
Operating Income	\$5,244	\$62,928

Expenses (% of Income)	Monthly	Annual
Advertising (1%)	(\$52)	(\$629)
Cleaning & Supplies (1%)	(\$46)	(\$552)
Insurance (8%)	(\$417)	(\$5,000)
Management Fees (8%)	(\$420)	(\$5,034)
Maintenance (4%)	(\$210)	(\$2,517)
Taxes (8%)	(\$421)	(\$5,048)
Water (4%)	(\$210)	(\$2,517)
Gas (10%)	(\$524)	(\$6,293)
Electricity (1%)	(\$52)	(\$629)
Operating Expenses (45%)	(\$2,352)	(\$28,220)

Net Performance	Monthly	Annual
Net Operating Income	\$2,892	\$34,708
- Mortgage Payments	(\$333)	(\$4,001)
- Year 1 Improvements	(\$0)	(\$0)
= Cash Flow	\$2,559	\$30,707

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	\$68,400	\$70,452	\$72,566	\$76,985	\$89,246	\$119,940	\$161,189
Vacancy Loss	(\$5,472)	(\$5,636)	(\$5,805)	(\$6,159)	(\$7,140)	(\$9,595)	(\$12,895)
Operating Income	\$62,928	\$64,816	\$66,760	\$70,826	\$82,107	\$110,345	\$148,294

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Advertising	(\$629)	(\$648)	(\$668)	(\$708)	(\$821)	(\$1,103)	(\$1,483)
Cleaning & Supplies	(\$552)	(\$569)	(\$586)	(\$621)	(\$720)	(\$968)	(\$1,301)
Insurance	(\$5,000)	(\$5,150)	(\$5,304)	(\$5,628)	(\$6,524)	(\$8,768)	(\$11,783)
Management Fees	(\$5,034)	(\$5,185)	(\$5,341)	(\$5,666)	(\$6,569)	(\$8,828)	(\$11,864)
Maintenance	(\$2,517)	(\$2,593)	(\$2,670)	(\$2,833)	(\$3,284)	(\$4,414)	(\$5,932)
Taxes	(\$5,048)	(\$5,199)	(\$5,355)	(\$5,682)	(\$6,586)	(\$8,852)	(\$11,896)
Water	(\$2,517)	(\$2,593)	(\$2,670)	(\$2,833)	(\$3,284)	(\$4,414)	(\$5,932)
Gas	(\$6,293)	(\$6,482)	(\$6,676)	(\$7,083)	(\$8,211)	(\$11,034)	(\$14,829)
Electricity	(\$629)	(\$648)	(\$668)	(\$708)	(\$821)	(\$1,103)	(\$1,483)
Operating Expenses	(\$28,220)	(\$29,066)	(\$29,938)	(\$31,762)	(\$36,820)	(\$49,484)	(\$66,502)

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Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$34,708	\$35,749	\$36,822	\$39,064	\$45,286	\$60,861	\$81,792
- Mortgage Payments	(\$4,001)	(\$4,001)	(\$4,001)	(\$4,001)	(\$4,001)	(\$4,001)	(\$0)
- Improvements	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
= Cash Flow	\$30,707	\$31,748	\$32,821	\$35,063	\$41,285	\$56,860	\$81,792
Cap Rate (Purchase Price)	50.3%	51.8%	53.4%	56.6%	65.6%	88.2%	118.5%
Cap Rate (Market Value)	11.2%	11.2%	11.2%	11.2%	11.2%	11.2%	11.2%
Cash on Cash Return	18.1%	18.8%	19.4%	20.7%	24.4%	33.6%	48.3%
Return on Equity	11.9%	11.8%	11.8%	11.6%	11.4%	10.8%	11.2%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$309,000	\$318,270	\$327,818	\$347,782	\$403,175	\$541,833	\$728,179
- Loan Balance	(\$50,829)	(\$49,851)	(\$48,812)	(\$46,540)	(\$39,512)	(\$17,245)	(\$0)
= Equity	\$258,171	\$268,419	\$279,006	\$301,243	\$363,663	\$524,589	\$728,179
Loan-to-Value Ratio	16.4%	15.7%	14.9%	13.4%	9.8%	3.2%	0.0%
Potential Cash-Out Refi	\$165,471	\$172,938	\$180,660	\$196,908	\$242,711	\$362,039	\$509,725

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$258,171	\$268,419	\$279,006	\$301,243	\$363,663	\$524,589	\$728,179
- Selling Costs	(\$21,630)	(\$22,279)	(\$22,947)	(\$24,345)	(\$28,222)	(\$37,928)	(\$50,973)
= Proceeds After Sale	\$236,541	\$246,140	\$256,058	\$276,898	\$335,441	\$486,660	\$677,206
+ Cumulative Cash Flow	\$30,707	\$62,455	\$95,276	\$164,265	\$357,879	\$852,598	\$1,551,229
- Initial Cash Invested	(\$169,320)	(\$169,320)	(\$169,320)	(\$169,320)	(\$169,320)	(\$169,320)	(\$169,320)
= Net Profit	\$97,928	\$139,276	\$182,014	\$271,842	\$524,000	\$1,169,938	\$2,059,115
Internal Rate of Return	57.8%	37.5%	31.3%	26.6%	23.2%	21.8%	21.5%
Return on Investment	58%	82%	107%	161%	309%	691%	1,216%

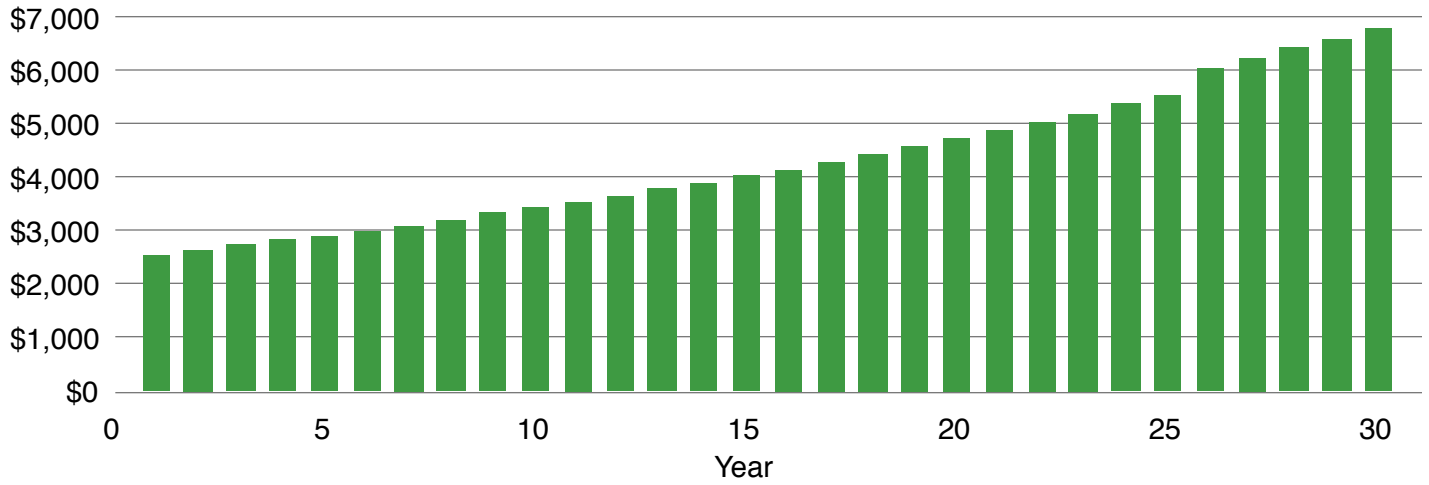
Graphs

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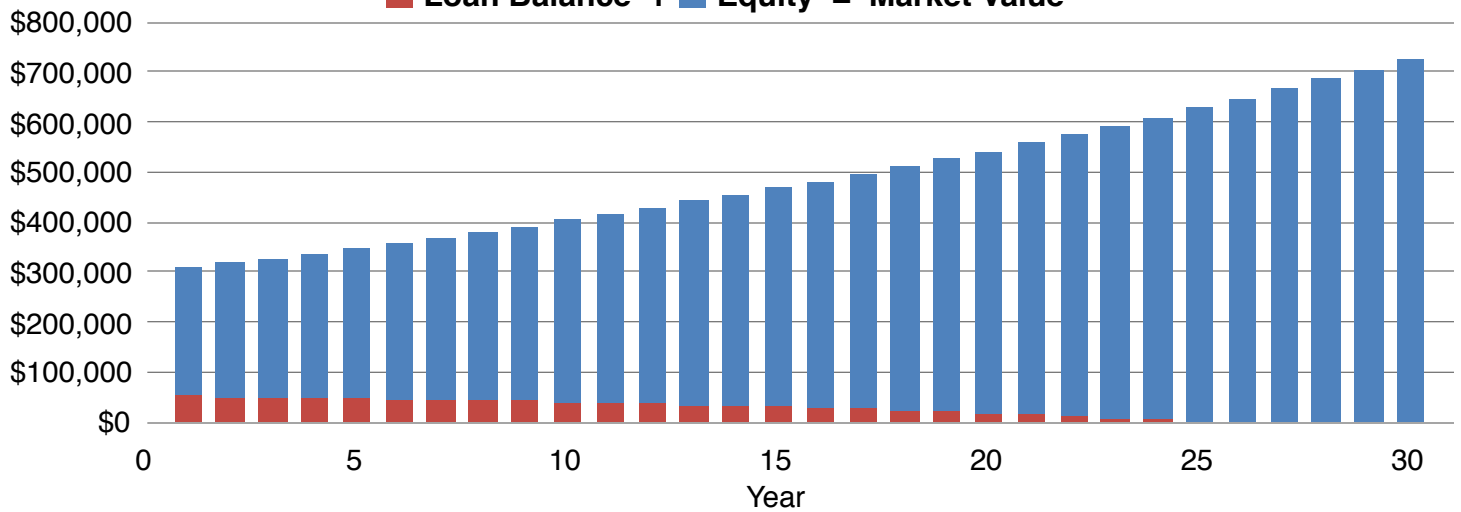


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Monthly Cash Flow



Loan Balance + Equity = Market Value



Internal Rate of Return (IRR)

