

Property Report



6843 3 Unit

6843 S Ridgeland
Chicago, IL 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 (3 Units)	4,068
Purchase Price	\$190,000
Initial Cash Invested	\$53,200

Income Analysis

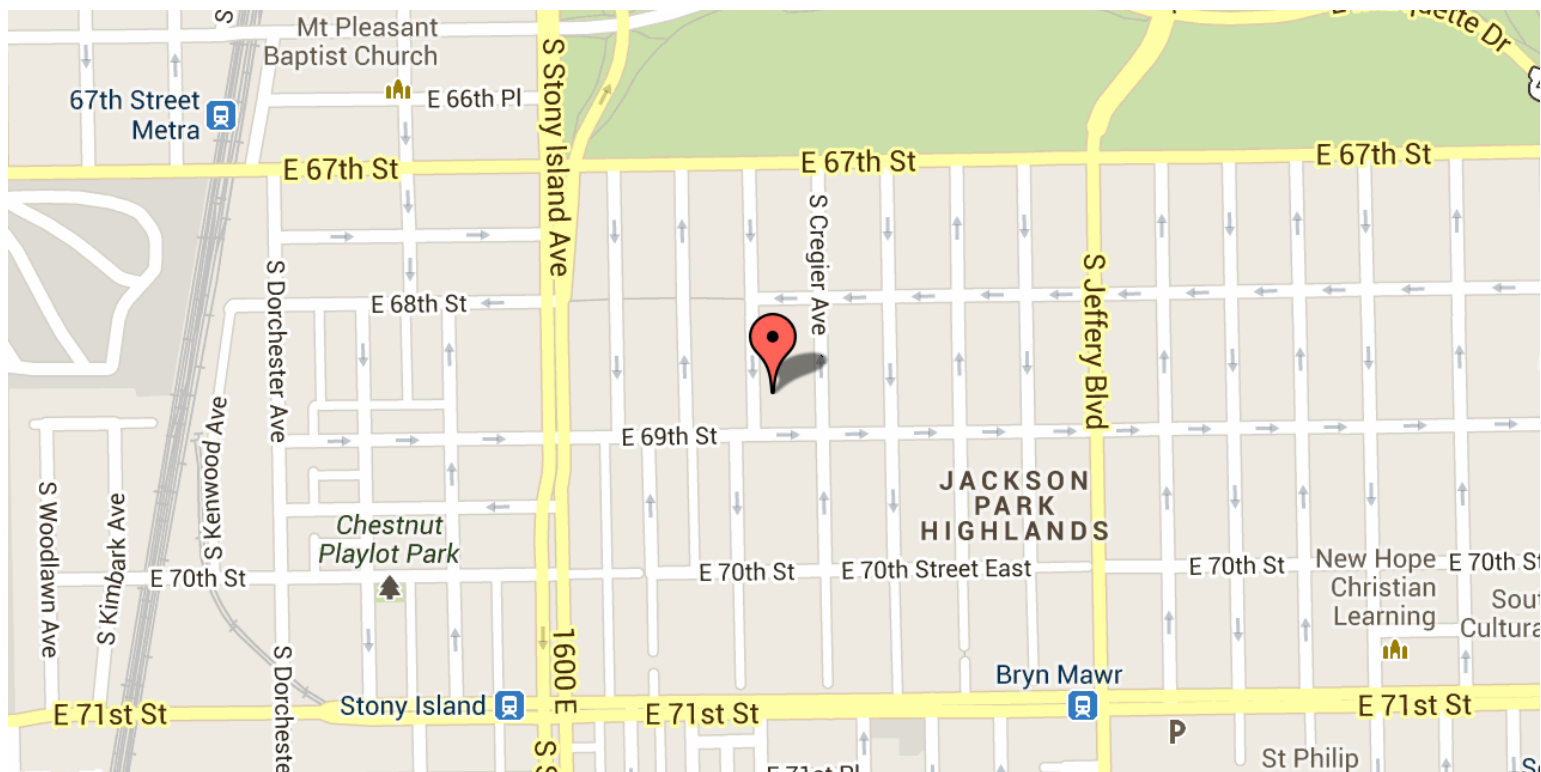
	Monthly	Annual
Net Operating Income	\$1,442	\$17,300
Cash Flow	\$567	\$6,800

Financial Metrics

Cap Rate (Purchase Price)	9.1%
Cash on Cash Return (Year 1)	12.8%
Internal Rate of Return (Year 10)	21.2%
Sale Price (Year 10)	\$255,344



Recently renovated this turn key investment is ready for that new owner. Great for that first time investor or experienced veteran, this property is sure to be a money making investment. All units rented which produces instant returns on your money that no bank can match. This off market property is ready for sale so hurry in as it won't last long!!!



Purchase Analysis

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Purchase Info	
Purchase Price	\$190,000
- First Mortgage	(\$142,500)
- Second Mortgage	(\$0)
= Downpayment	\$47,500
+ Buying Costs	\$5,700
+ Initial Improvements	\$0
= Initial Cash Invested	\$53,200
Square Feet (3 Units)	4,068
Cost per Square Foot	\$47
Monthly Rent per Square Foot	\$0.74
Cost per Unit	\$63,333
Average Monthly Rent per Unit	\$1,000

Mortgages	First	Second
Loan-To-Cost Ratio	75%	0%
Loan-To-Value Ratio	75%	0%
Loan Amount	\$142,500	\$0
Loan Type	Amortizing	
Term	25 Years	
Interest Rate	5.5%	
Payment	\$875.07	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	5.3
Operating Expense Ratio	48.3%
Debt Coverage Ratio	1.65
Cap Rate (Purchase Price)	9.1%
Cash on Cash Return	12.8%

Assumptions	
Appreciation Rate	3.0%
Vacancy Rate	7.0%
Income Inflation Rate	3.0%
Expense Inflation Rate	3.0%
LTV for Refinance	70.0%
Selling Costs	\$13,300

Income	Monthly	Annual
Gross Rent	\$3,000	\$36,000
Vacancy Loss	(\$210)	(\$2,520)
Operating Income	\$2,790	\$33,480

Expenses (% of Income)	Monthly	Annual
Advertising (0%)	(\$0)	(\$0)
Maintenance (4%)	(\$112)	(\$1,339)
Insurance (7%)	(\$187)	(\$2,240)
Management Fees (7%)	(\$195)	(\$2,344)
Cleaning & Supplies (1%)	(\$28)	(\$335)
Taxes (12%)	(\$333)	(\$4,000)
Utilities (15%)	(\$418)	(\$5,022)
Trash (3%)	(\$75)	(\$900)
Reserves (0%)	(\$0)	(\$0)
Operating Expenses (48%)	(\$1,348)	(\$16,180)

Net Performance	Monthly	Annual
Net Operating Income	\$1,442	\$17,300
- Mortgage Payments	(\$875)	(\$10,501)
- Year 1 Improvements	(\$0)	(\$0)
= Cash Flow	\$567	\$6,800

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	\$36,000	\$37,080	\$38,192	\$40,518	\$46,972	\$63,126	\$84,836
Vacancy Loss	(\$2,520)	(\$2,596)	(\$2,673)	(\$2,836)	(\$3,288)	(\$4,419)	(\$5,939)
Operating Income	\$33,480	\$34,484	\$35,519	\$37,682	\$43,684	\$58,707	\$78,898
Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Advertising	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
Maintenance	(\$1,339)	(\$1,379)	(\$1,421)	(\$1,507)	(\$1,747)	(\$2,348)	(\$3,156)
Insurance	(\$2,240)	(\$2,307)	(\$2,376)	(\$2,521)	(\$2,923)	(\$3,928)	(\$5,279)
Management Fees	(\$2,344)	(\$2,414)	(\$2,486)	(\$2,638)	(\$3,058)	(\$4,110)	(\$5,523)
Cleaning & Supplies	(\$335)	(\$345)	(\$355)	(\$377)	(\$437)	(\$587)	(\$789)
Taxes	(\$4,000)	(\$4,120)	(\$4,244)	(\$4,502)	(\$5,219)	(\$7,014)	(\$9,426)
Utilities	(\$5,022)	(\$5,173)	(\$5,328)	(\$5,652)	(\$6,553)	(\$8,806)	(\$11,835)
Trash	(\$900)	(\$927)	(\$955)	(\$1,013)	(\$1,174)	(\$1,578)	(\$2,121)
Reserves	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
Operating Expenses	(\$16,180)	(\$16,665)	(\$17,165)	(\$18,210)	(\$21,111)	(\$28,371)	(\$38,128)

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Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$17,300	\$17,819	\$18,354	\$19,472	\$22,573	\$30,336	\$40,770
- Mortgage Payments	(\$10,501)	(\$10,501)	(\$10,501)	(\$10,501)	(\$10,501)	(\$10,501)	(\$0)
- Improvements	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
= Cash Flow	\$6,800	\$7,319	\$7,853	\$8,971	\$12,072	\$19,836	\$40,770
Cap Rate (Purchase Price)	9.1%	9.4%	9.7%	10.2%	11.9%	16.0%	21.5%
Cap Rate (Market Value)	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%
Cash on Cash Return	12.8%	13.8%	14.8%	16.9%	22.7%	37.3%	76.6%
Return on Equity	12.2%	11.3%	10.6%	9.6%	8.1%	6.7%	8.8%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$195,700	\$201,571	\$207,618	\$220,262	\$255,344	\$343,161	\$461,180
- Loan Balance	(\$139,769)	(\$136,883)	(\$133,835)	(\$127,212)	(\$107,098)	(\$45,815)	(\$0)
= Equity	\$55,931	\$64,688	\$73,784	\$93,050	\$148,246	\$297,346	\$461,180
Loan-to-Value Ratio	71.4%	67.9%	64.5%	57.8%	41.9%	13.4%	0.0%
Potential Cash-Out Refi	(\$2,779)	\$4,217	\$11,498	\$26,971	\$71,643	\$194,398	\$322,826

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$55,931	\$64,688	\$73,784	\$93,050	\$148,246	\$297,346	\$461,180
- Selling Costs	(\$13,699)	(\$14,110)	(\$14,533)	(\$15,418)	(\$17,874)	(\$24,021)	(\$32,283)
= Proceeds After Sale	\$42,232	\$50,578	\$59,250	\$77,631	\$130,372	\$273,325	\$428,897
+ Cumulative Cash Flow	\$6,800	\$14,118	\$21,971	\$39,346	\$93,321	\$254,851	\$560,553
- Initial Cash Invested	(\$53,200)	(\$53,200)	(\$53,200)	(\$53,200)	(\$53,200)	(\$53,200)	(\$53,200)
= Net Profit	(\$4,168)	\$11,496	\$28,022	\$63,777	\$170,493	\$474,977	\$936,250
Internal Rate of Return	-7.8%	10.9%	16.9%	20.5%	21.2%	19.9%	19.3%
Return on Investment	-8%	22%	53%	120%	320%	893%	1,760%

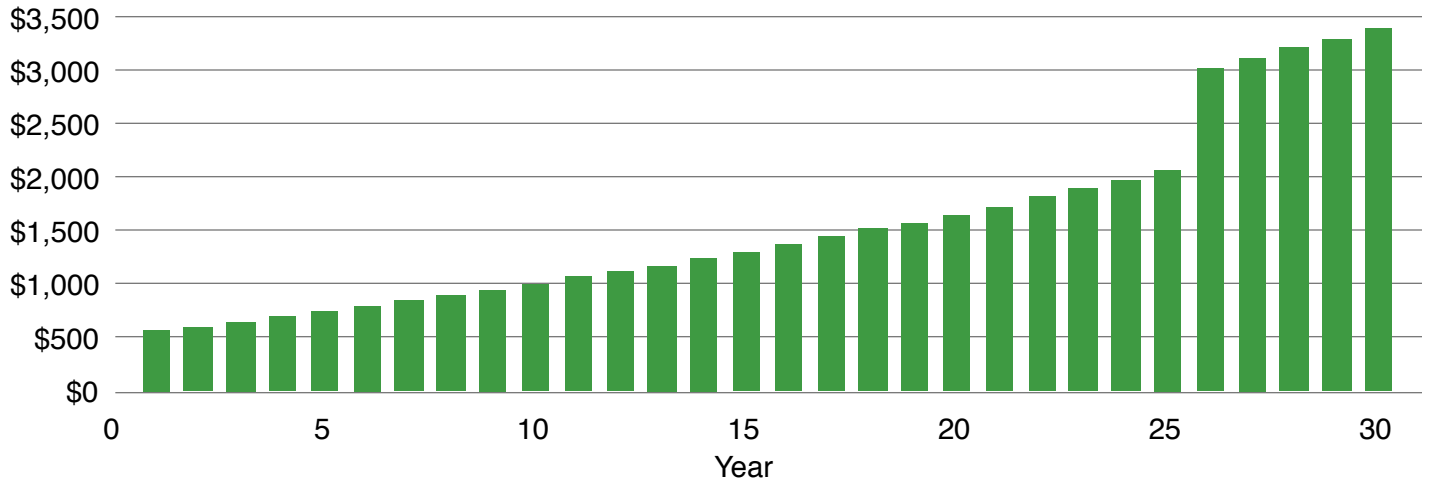
Graphs

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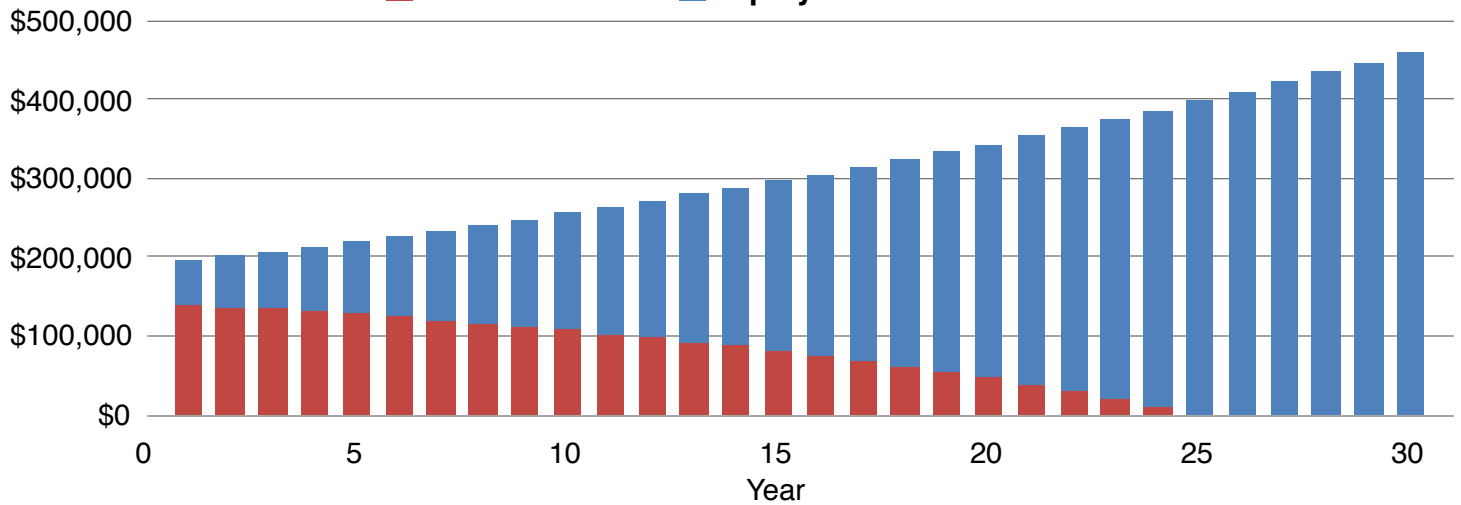


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Monthly Cash Flow



■ Loan Balance + ■ Equity = Market Value



Internal Rate of Return (IRR)

