

# Property Report

---



## **6904-06 South Cregier 26 Units**

6904-06 South Cregier  
Chicago, IL 60649

Presented by:

**James Samuelson**  
**Anton Agency**

PO Box 35  
Cedar Lake, Indiana 46303

Office: 219-226-9450

Mobile: 219-746-5747

Fax: 201-578-9500

[jim@antonagency.com](mailto:jim@antonagency.com)

[www.antonagency.com](http://www.antonagency.com)



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

**6904-06 South Cregier 26 Units**  
 6904-06 South Cregier  
 Chicago, IL 60649



**James Samuelson**  
 219-226-9450  
 jim@antonagency.com  
 www.antonagency.com

## Purchase Info

Total Number of Units	26
Purchase Price	\$1,066,000
Initial Cash Invested	\$298,480

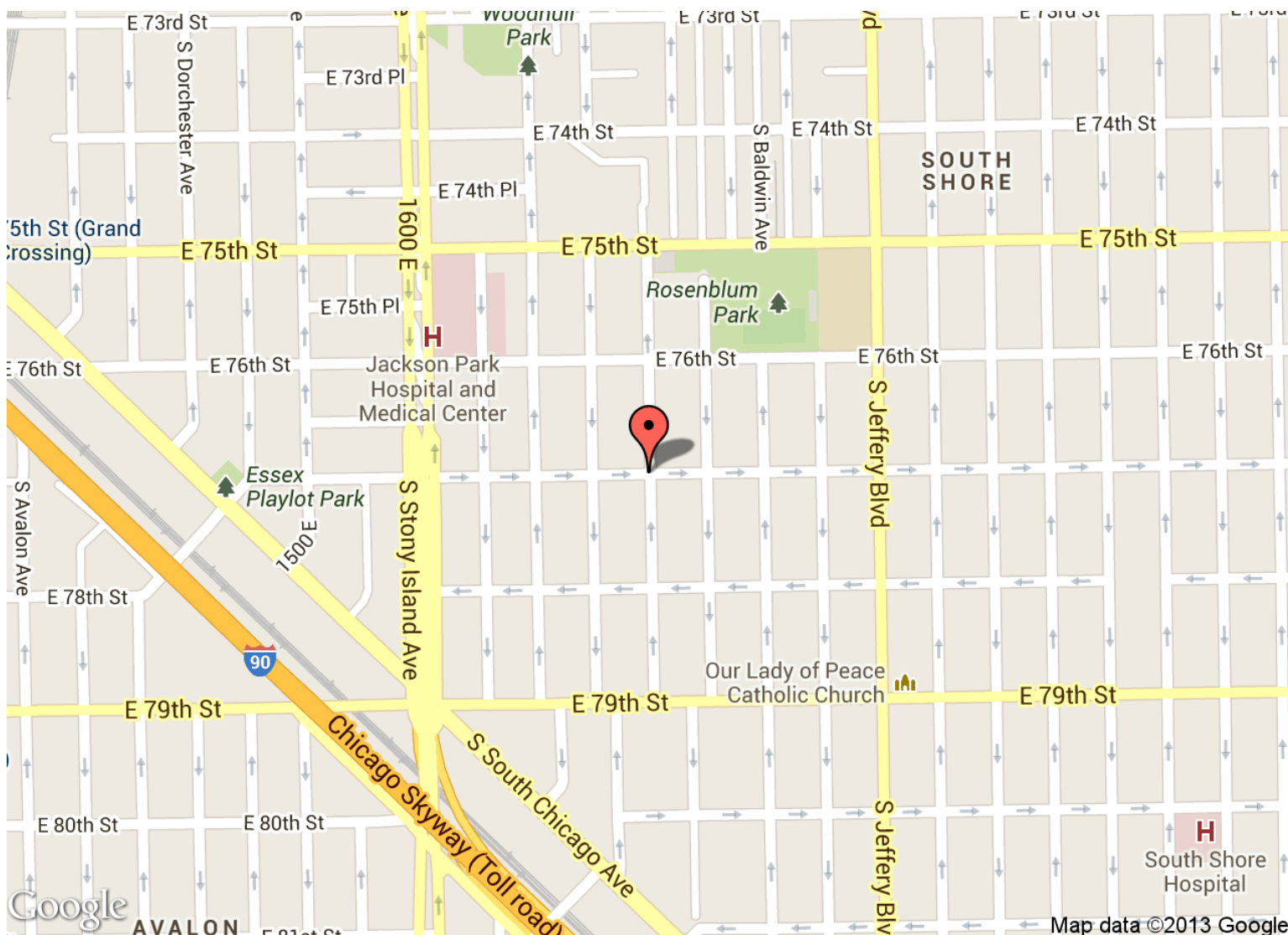
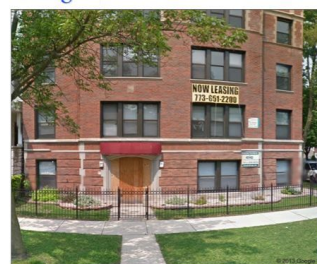
## Income Analysis

	Monthly	Annual
Net Operating Income	\$7,435	\$89,223
Cash Flow	\$2,284	\$27,409

## Financial Metrics

Cap Rate (Purchase Price)	8.4%
Cash on Cash Return (Year 1)	9.2%
Internal Rate of Return (Year 10)	18.2%
Sale Price (Year 10)	\$1,432,615

Google Address 6904 S Cregier Ave Chicago, IL 60649



# Purchase Analysis

**6904-06 South Cregier 26 Units**  
6904-06 South Cregier  
Chicago, IL 60649



**James Samuelson**  
219-226-9450  
jim@antonagency.com  
www.antonagency.com

Purchase Info	
Purchase Price	\$1,066,000
- First Mortgage	(\$799,500)
- Second Mortgage	(\$0)
<b>= Downpayment</b>	<b>\$266,500</b>
+ Buying Costs	\$31,980
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$298,480</b>
Total Number of Units	26
Cost per Unit	\$41,000
Average Monthly Rent per Unit	\$617

Mortgages	First	Second
Loan-To-Cost Ratio	75%	0%
Loan-To-Value Ratio	75%	0%
Loan Amount	\$799,500	\$0
Loan Type	Amortizing	
Term	25 Years	
Interest Rate	6%	
<b>Payment</b>	<b>\$5,151.19</b>	<b>\$0.00</b>

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	5.5
Operating Expense Ratio	49.6%
Debt Coverage Ratio	1.44
Cap Rate (Purchase Price)	8.4%
<b>Cash on Cash Return</b>	<b>9.2%</b>

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	\$74,620

Income	Monthly	Annual
Gross Rent	\$16,050	\$192,600
Vacancy Loss	(\$1,284)	(\$15,408)
<b>Operating Income</b>	<b>\$14,766</b>	<b>\$177,192</b>

Expenses (% of Income)	Monthly	Annual
Advertising (2%)	(\$295)	(\$3,544)
Cleaning & Supplies (18%)	(\$2,665)	(\$31,980)
Insurance (3%)	(\$444)	(\$5,330)
Management Fees (8%)	(\$1,181)	(\$14,175)
Maintenance (5%)	(\$738)	(\$8,860)
Taxes (3%)	(\$446)	(\$5,352)
Scavenger (1%)	(\$150)	(\$1,800)
Water (0%)	(\$58)	(\$694)
Gas (8%)	(\$1,204)	(\$14,443)
Electricity (1%)	(\$149)	(\$1,791)
<b>Operating Expenses (50%)</b>	<b>(\$7,331)</b>	<b>(\$87,969)</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$7,435</b>	<b>\$89,223</b>
- Mortgage Payments	(\$5,151)	(\$61,814)
- Year 1 Improvements	(\$0)	(\$0)
<b>= Cash Flow</b>	<b>\$2,284</b>	<b>\$27,409</b>

# Buy and Hold Projection

**6904-06 South Cregier 26 Units**  
 6904-06 South Cregier  
 Chicago, IL 60649



**James Samuelson**  
 219-226-9450  
 jim@antonagency.com  
 www.antonagency.com

Income	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Gross Rent	\$192,600	\$198,378	\$204,329	\$216,773	\$251,299	\$337,725	\$453,875
Vacancy Loss	(\$15,408)	(\$15,870)	(\$16,346)	(\$17,342)	(\$20,104)	(\$27,018)	(\$36,310)
<b>Operating Income</b>	<b>\$177,192</b>	<b>\$182,508</b>	<b>\$187,983</b>	<b>\$199,431</b>	<b>\$231,195</b>	<b>\$310,707</b>	<b>\$417,565</b>

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Advertising	(\$3,544)	(\$3,650)	(\$3,760)	(\$3,989)	(\$4,624)	(\$6,214)	(\$8,351)
Cleaning & Supplies	(\$31,980)	(\$32,939)	(\$33,928)	(\$35,994)	(\$41,727)	(\$56,077)	(\$75,363)
Insurance	(\$5,330)	(\$5,490)	(\$5,655)	(\$5,999)	(\$6,954)	(\$9,346)	(\$12,560)
Management Fees	(\$14,175)	(\$14,601)	(\$15,039)	(\$15,954)	(\$18,496)	(\$24,857)	(\$33,405)
Maintenance	(\$8,860)	(\$9,125)	(\$9,399)	(\$9,972)	(\$11,560)	(\$15,535)	(\$20,878)
Taxes	(\$5,352)	(\$5,513)	(\$5,678)	(\$6,024)	(\$6,983)	(\$9,385)	(\$12,612)
Scavenger	(\$1,800)	(\$1,854)	(\$1,910)	(\$2,026)	(\$2,349)	(\$3,156)	(\$4,242)
Water	(\$694)	(\$715)	(\$736)	(\$781)	(\$906)	(\$1,217)	(\$1,635)
Gas	(\$14,443)	(\$14,876)	(\$15,323)	(\$16,256)	(\$18,845)	(\$25,326)	(\$34,036)
Electricity	(\$1,791)	(\$1,845)	(\$1,900)	(\$2,016)	(\$2,337)	(\$3,141)	(\$4,221)
<b>Operating Expenses</b>	<b>(\$87,969)</b>	<b>(\$90,608)</b>	<b>(\$93,326)</b>	<b>(\$99,010)</b>	<b>(\$114,779)</b>	<b>(\$154,254)</b>	<b>(\$207,304)</b>

# Buy and Hold Projection

**6904-06 South Cregier 26 Units**  
 6904-06 South Cregier  
 Chicago, IL 60649



**James Samuelson**  
 219-226-9450  
 jim@antonagency.com  
 www.antonagency.com

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
<b>Net Operating Income</b>	<b>\$89,223</b>	<b>\$91,900</b>	<b>\$94,657</b>	<b>\$100,421</b>	<b>\$116,416</b>	<b>\$156,453</b>	<b>\$210,260</b>
- Mortgage Payments	(\$61,814)	(\$61,814)	(\$61,814)	(\$61,814)	(\$61,814)	(\$61,814)	(\$0)
- Improvements	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
<b>= Cash Flow</b>	<b>\$27,409</b>	<b>\$30,086</b>	<b>\$32,843</b>	<b>\$38,607</b>	<b>\$54,602</b>	<b>\$94,639</b>	<b>\$210,260</b>
Cap Rate (Purchase Price)	8.4%	8.6%	8.9%	9.4%	10.9%	14.7%	19.7%
Cap Rate (Market Value)	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%
<b>Cash on Cash Return</b>	<b>9.2%</b>	<b>10.1%</b>	<b>11.0%</b>	<b>12.9%</b>	<b>18.3%</b>	<b>31.7%</b>	<b>70.4%</b>
Return on Equity	8.8%	8.3%	8.0%	7.5%	6.6%	5.7%	8.1%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$1,097,980	\$1,130,919	\$1,164,847	\$1,235,786	\$1,432,615	\$1,925,315	\$2,587,462
- Loan Balance	(\$785,269)	(\$770,159)	(\$754,118)	(\$719,007)	(\$610,434)	(\$266,448)	(\$0)
<b>= Equity</b>	<b>\$312,711</b>	<b>\$360,760</b>	<b>\$410,729</b>	<b>\$516,779</b>	<b>\$822,181</b>	<b>\$1,658,867</b>	<b>\$2,587,462</b>
Loan-to-Value Ratio	71.5%	68.1%	64.7%	58.2%	42.6%	13.8%	0.0%
Potential Cash-Out Refi	(\$16,683)	\$21,484	\$61,275	\$146,043	\$392,396	\$1,081,272	\$1,811,223

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$312,711	\$360,760	\$410,729	\$516,779	\$822,181	\$1,658,867	\$2,587,462
- Selling Costs	(\$76,859)	(\$79,164)	(\$81,539)	(\$86,505)	(\$100,283)	(\$134,772)	(\$181,122)
<b>= Proceeds After Sale</b>	<b>\$235,853</b>	<b>\$281,596</b>	<b>\$329,189</b>	<b>\$430,274</b>	<b>\$721,898</b>	<b>\$1,524,095</b>	<b>\$2,406,339</b>
+ Cumulative Cash Flow	\$27,409	\$57,495	\$90,337	\$164,627	\$404,701	\$1,161,175	\$2,699,474
- Initial Cash Invested	(\$298,480)	(\$298,480)	(\$298,480)	(\$298,480)	(\$298,480)	(\$298,480)	(\$298,480)
<b>= Net Profit</b>	<b>(\$35,218)</b>	<b>\$40,610</b>	<b>\$121,047</b>	<b>\$296,421</b>	<b>\$828,119</b>	<b>\$2,386,790</b>	<b>\$4,807,334</b>
<b>Internal Rate of Return</b>	<b>-11.8%</b>	<b>6.9%</b>	<b>13.0%</b>	<b>17.0%</b>	<b>18.2%</b>	<b>17.3%</b>	<b>16.6%</b>
Return on Investment	-12%	14%	41%	99%	277%	800%	1,611%

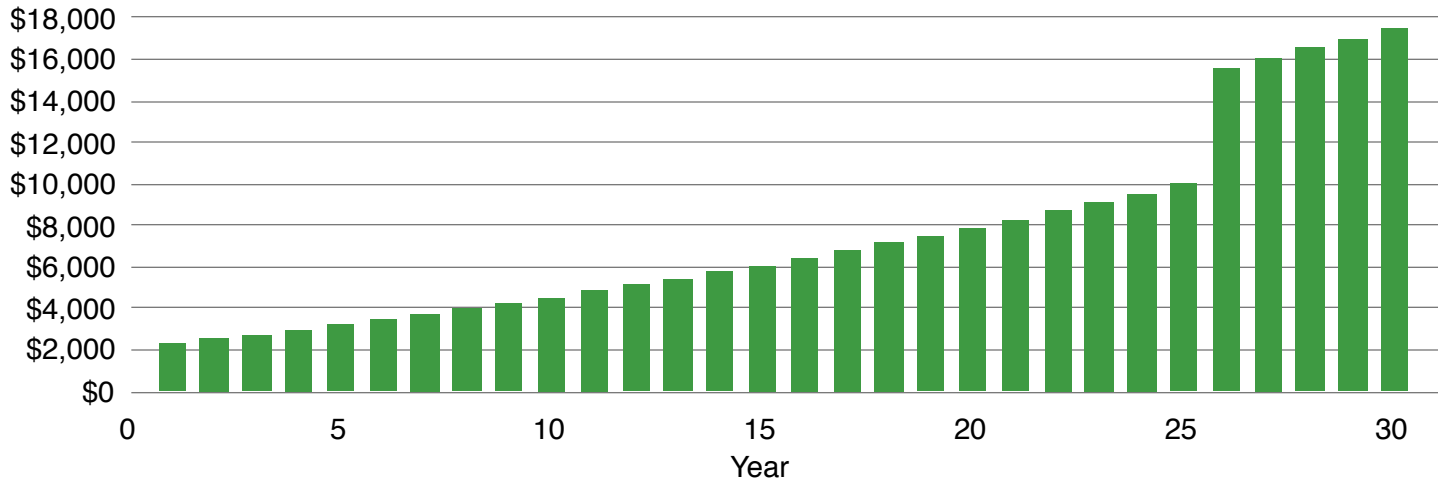
# Graphs

**6904-06 South Cregier 26 Units**  
 6904-06 South Cregier  
 Chicago, IL 60649

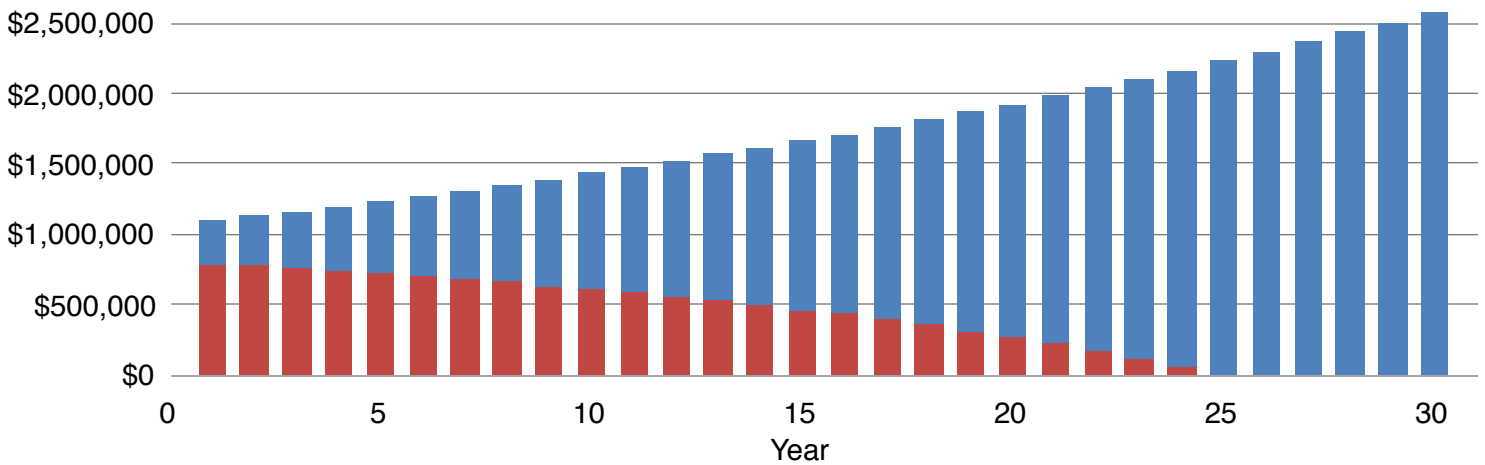


**James Samuelson**  
 219-226-9450  
 jim@antonagency.com  
 www.antonagency.com

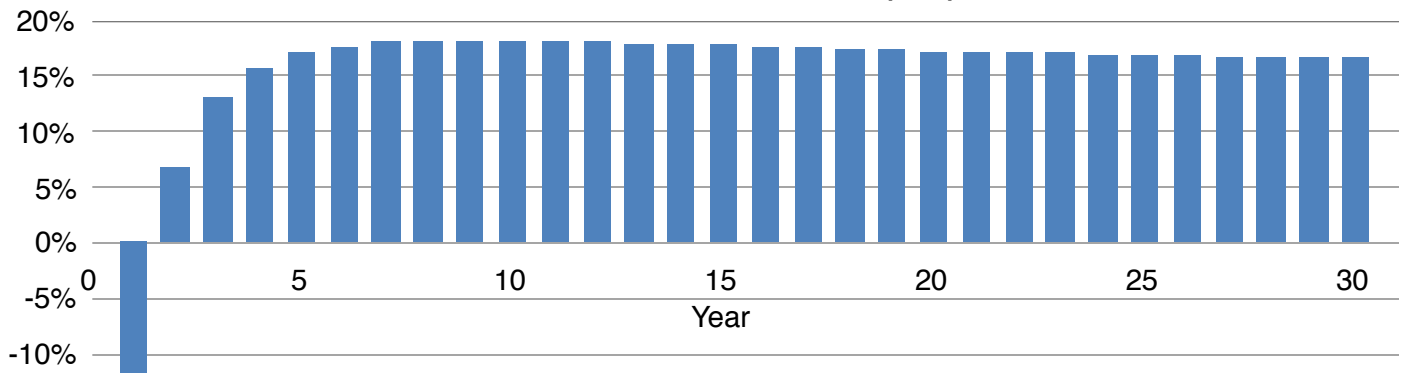
## Monthly Cash Flow



■ Loan Balance + ■ Equity = Market Value



## Internal Rate of Return (IRR)



# Rent Roll

**6904-06 South Cregier 26 Units**  
6904-06 South Cregier  
Chicago, IL 60649



**James Samuelson**  
219-226-9450  
jim@antonagency.com  
www.antonagency.com

Unit Description	Square Feet	Units of This Type	Rent (Per Unit)
1 Bed	0	12	\$650 Per Month
2 Bed	0	4	\$750 Per Month
Studio	0	10	\$525 Per Month
<b>Totals for Year 1</b>			
<b>Total Number of Units</b>			<b>26</b>
<b>Total Area (Sum of Units)</b>			<b>0 Square Feet</b>
<b>Total Rent (Sum of Units)</b>			<b>\$16,050 Per Month, \$192,600 Per Year</b>