

Property Report



7334-44 South Jeffery 36 Units

7334-44 South Jeffery
Chicago, IL 60649

Presented by:

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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 (36 Units)	34,200
Purchase Price	\$2,000,000
Initial Cash Invested	\$560,000

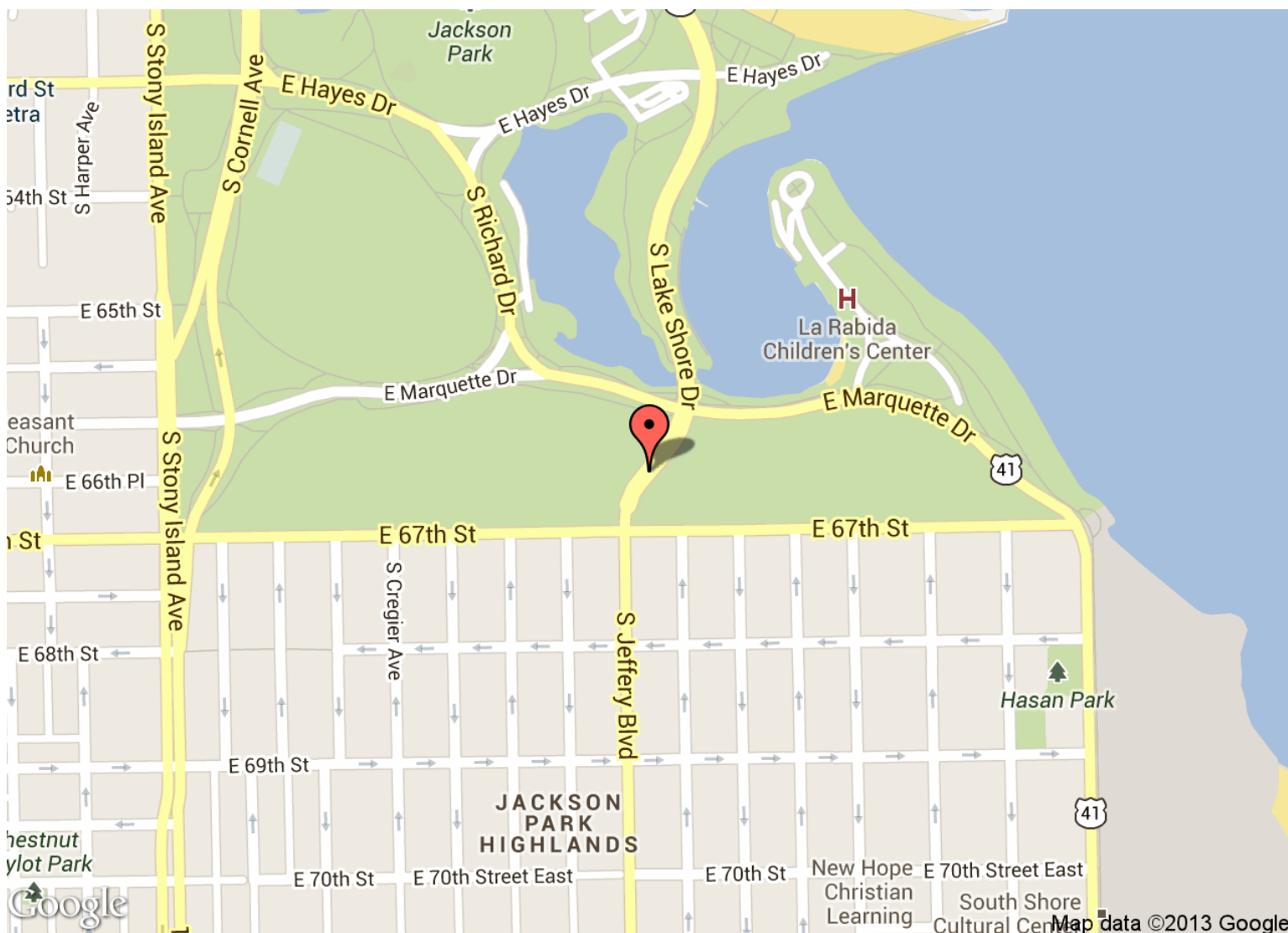
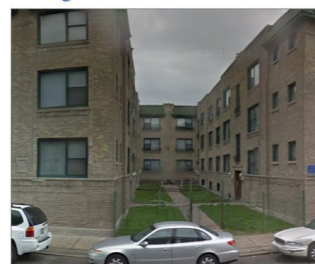
Income Analysis

	Monthly	Annual
Net Operating Income	\$17,088	\$205,054
Cash Flow	\$9,036	\$108,427

Financial Metrics

Cap Rate (Purchase Price)	10.3%
Cash on Cash Return (Year 1)	19.4%
Internal Rate of Return (Year 10)	26.2%
Sale Price (Year 10)	\$2,687,833

Google Address 7334 South Jeffery Boulevard Address is approximate



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Purchase Info	
Purchase Price	\$2,000,000
- First Mortgage	(\$1,500,000)
- Second Mortgage	(\$0)
= Downpayment	\$500,000
+ Buying Costs	\$60,000
+ Initial Improvements	\$0
= Initial Cash Invested	\$560,000
Square Feet (36 Units)	34,200
Cost per Square Foot	\$58
Monthly Rent per Square Foot	\$0.82
Cost per Unit	\$55,556
Average Monthly Rent per Unit	\$775

Mortgages	First	Second
Loan-To-Cost Ratio	75%	0%
Loan-To-Value Ratio	75%	0%
Loan Amount	\$1,500,000	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5%	
Payment	\$8,052.32	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	6.0
Operating Expense Ratio	33.4%
Debt Coverage Ratio	2.12
Cap Rate (Purchase Price)	10.3%
Cash on Cash Return	19.4%

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	\$140,000

Income	Monthly	Annual
Gross Rent	\$27,900	\$334,800
Vacancy Loss	(\$2,232)	(\$26,784)
Operating Income	\$25,668	\$308,016

Expenses (% of Income)	Monthly	Annual
Cleaning & Supplies (3%)	(\$770)	(\$9,240)
Insurance (3%)	(\$648)	(\$7,779)
Management Fees (7%)	(\$1,797)	(\$21,561)
Taxes (9%)	(\$2,264)	(\$27,163)
Scavenger (1%)	(\$167)	(\$2,005)
Water (2%)	(\$494)	(\$5,930)
Gas (9%)	(\$2,313)	(\$27,752)
Electricity (0%)	(\$128)	(\$1,531)
Operating Expenses (33%)	(\$8,580)	(\$102,962)

Net Performance	Monthly	Annual
Net Operating Income	\$17,088	\$205,054
- Mortgage Payments	(\$8,052)	(\$96,628)
- Year 1 Improvements	(\$0)	(\$0)
= Cash Flow	\$9,036	\$108,427

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	\$334,800	\$344,844	\$355,189	\$376,820	\$436,838	\$587,074	\$788,978
Vacancy Loss	(\$26,784)	(\$27,588)	(\$28,415)	(\$30,146)	(\$34,947)	(\$46,966)	(\$63,118)
Operating Income	\$308,016	\$317,256	\$326,774	\$346,675	\$401,891	\$540,108	\$725,860

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Cleaning & Supplies	(\$9,240)	(\$9,518)	(\$9,803)	(\$10,400)	(\$12,057)	(\$16,203)	(\$21,776)
Insurance	(\$7,779)	(\$8,012)	(\$8,253)	(\$8,755)	(\$10,150)	(\$13,641)	(\$18,332)
Management Fees	(\$21,561)	(\$22,208)	(\$22,874)	(\$24,267)	(\$28,132)	(\$37,808)	(\$50,810)
Taxes	(\$27,163)	(\$27,978)	(\$28,817)	(\$30,572)	(\$35,442)	(\$47,630)	(\$64,011)
Scavenger	(\$2,005)	(\$2,065)	(\$2,127)	(\$2,257)	(\$2,616)	(\$3,516)	(\$4,725)
Water	(\$5,930)	(\$6,108)	(\$6,291)	(\$6,674)	(\$7,737)	(\$10,398)	(\$13,974)
Gas	(\$27,752)	(\$28,585)	(\$29,442)	(\$31,235)	(\$36,210)	(\$48,663)	(\$65,399)
Electricity	(\$1,531)	(\$1,577)	(\$1,624)	(\$1,723)	(\$1,998)	(\$2,685)	(\$3,608)
Operating Expenses	(\$102,962)	(\$106,050)	(\$109,232)	(\$115,884)	(\$134,342)	(\$180,544)	(\$242,636)

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$205,054	\$211,206	\$217,542	\$230,791	\$267,549	\$359,564	\$483,224
- Mortgage Payments	(\$96,628)	(\$96,628)	(\$96,628)	(\$96,628)	(\$96,628)	(\$96,628)	(\$96,628)
- Improvements	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
= Cash Flow	\$108,427	\$114,578	\$120,914	\$134,163	\$170,922	\$262,936	\$386,596
Cap Rate (Purchase Price)	10.3%	10.6%	10.9%	11.5%	13.4%	18.0%	24.2%
Cap Rate (Market Value)	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Cash on Cash Return	19.4%	20.5%	21.6%	24.0%	30.5%	47.0%	69.0%
Return on Equity	18.6%	17.2%	16.0%	14.3%	11.6%	9.2%	8.0%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$2,060,000	\$2,121,800	\$2,185,454	\$2,318,548	\$2,687,833	\$3,612,222	\$4,854,525
- Loan Balance	(\$1,477,870)	(\$1,454,607)	(\$1,430,154)	(\$1,377,431)	(\$1,220,132)	(\$759,186)	(\$4)
= Equity	\$582,130	\$667,193	\$755,300	\$941,117	\$1,467,701	\$2,853,037	\$4,854,521
Loan-to-Value Ratio	71.7%	68.6%	65.4%	59.4%	45.4%	21.0%	0.0%
Potential Cash-Out Refi	(\$35,870)	\$30,653	\$99,664	\$245,552	\$661,351	\$1,769,370	\$3,398,164

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$582,130	\$667,193	\$755,300	\$941,117	\$1,467,701	\$2,853,037	\$4,854,521
- Selling Costs	(\$144,200)	(\$148,526)	(\$152,982)	(\$162,298)	(\$188,148)	(\$252,856)	(\$339,817)
= Proceeds After Sale	\$437,930	\$518,667	\$602,318	\$778,818	\$1,279,553	\$2,600,181	\$4,514,705
+ Cumulative Cash Flow	\$108,427	\$223,005	\$343,919	\$605,522	\$1,384,440	\$3,577,332	\$6,856,713
- Initial Cash Invested	(\$560,000)	(\$560,000)	(\$560,000)	(\$560,000)	(\$560,000)	(\$560,000)	(\$560,000)
= Net Profit	(\$13,643)	\$181,672	\$386,237	\$824,341	\$2,103,993	\$5,617,513	\$10,811,418
Internal Rate of Return	-2.4%	16.5%	22.4%	25.8%	26.2%	25.0%	24.6%
Return on Investment	-2%	32%	69%	147%	376%	1,003%	1,931%

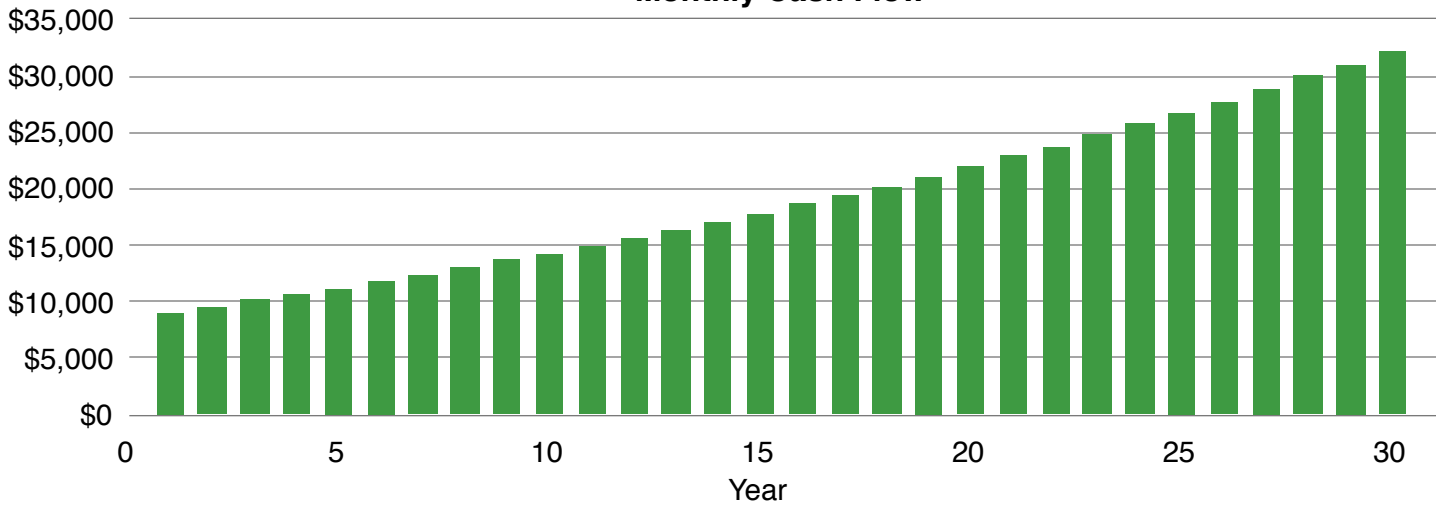
Graphs

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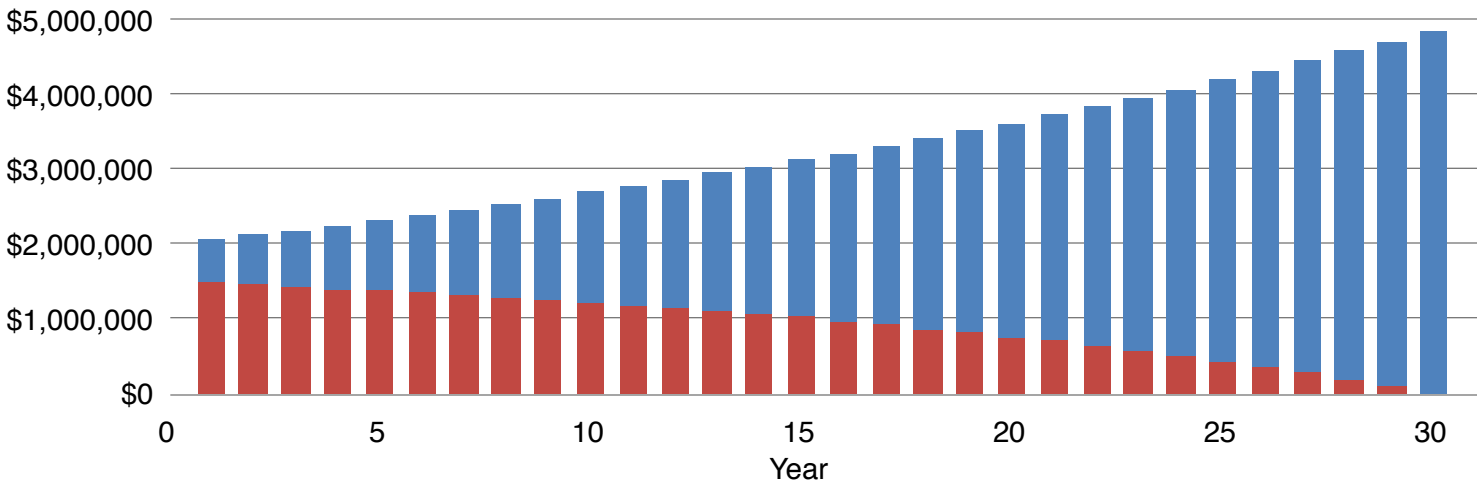


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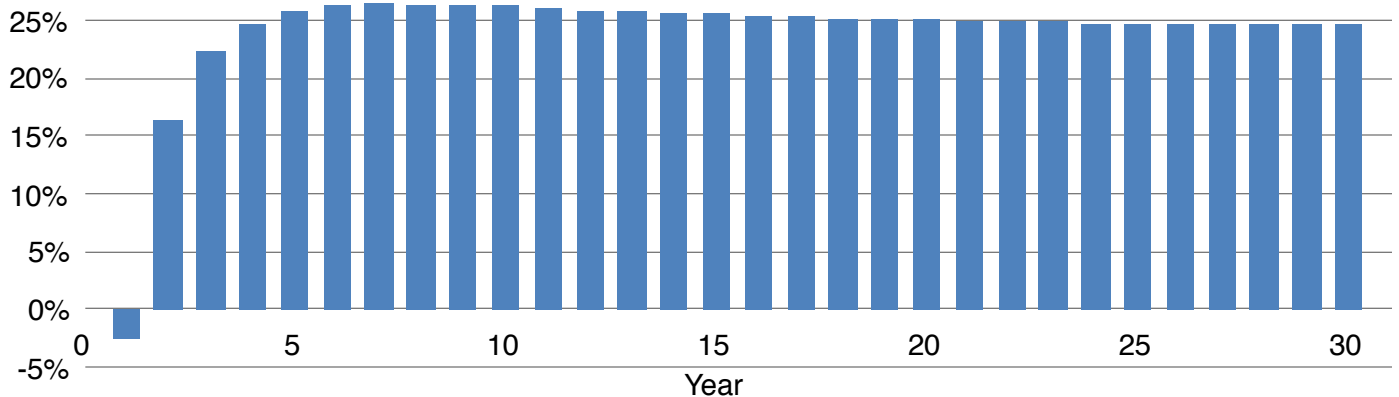
Monthly Cash Flow



■ 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	900	18	\$700 Per Month
2 Bed	1,000	18	\$850 Per Month
Totals for Year 1			
Total Number of Units			36
Total Area (Sum of Units)			34,200 Square Feet
Total Rent (Sum of Units)			\$27,900 Per Month, \$334,800 Per Year