

Property Report



7601-11 South Yates 28 Units

7601-11 South Yates
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

Total Number of Units	28
Purchase Price	\$1,450,000
Initial Cash Invested	\$406,000

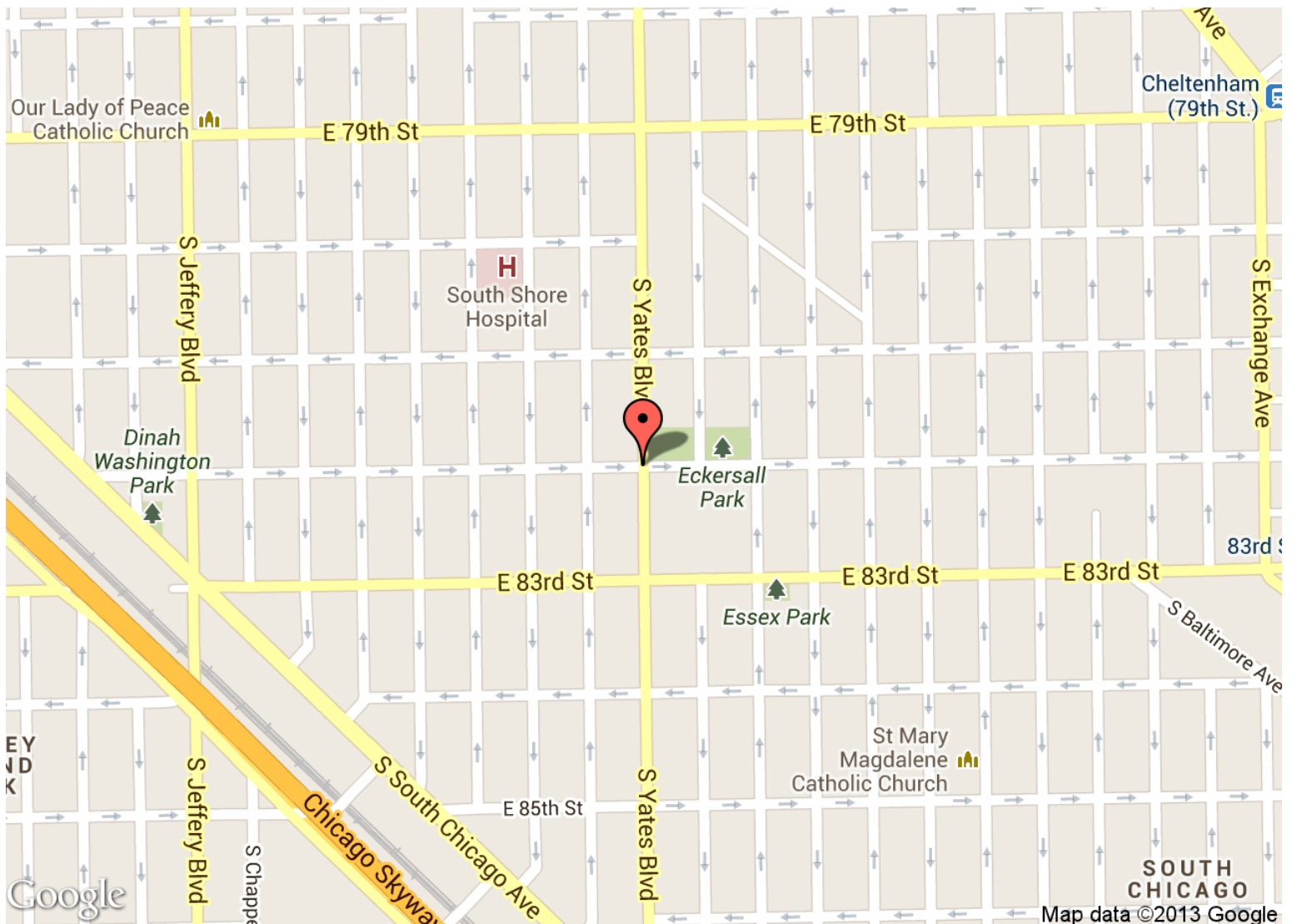
Income Analysis

	Monthly	Annual
Net Operating Income	\$10,875	\$130,504
Cash Flow	\$5,037	\$60,449

Financial Metrics

Cap Rate (Purchase Price)	9.0%
Cash on Cash Return (Year 1)	14.9%
Internal Rate of Return (Year 10)	22.3%
Sale Price (Year 10)	\$1,948,679

Google Address 7603 South Yates Boulevard Address is approximate



Purchase Analysis

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Purchase Info	
Purchase Price	\$1,450,000
- First Mortgage	(\$1,087,500)
- Second Mortgage	(\$0)
= Downpayment	\$362,500
+ Buying Costs	\$43,500
+ Initial Improvements	\$0
= Initial Cash Invested	\$406,000
Total Number of Units	28
Cost per Unit	\$51,786
Average Monthly Rent per Unit	\$864

Mortgages	First	Second
Loan-To-Cost Ratio	75%	0%
Loan-To-Value Ratio	75%	0%
Loan Amount	\$1,087,500	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5%	
Payment	\$5,837.94	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	5.0
Operating Expense Ratio	51.2%
Debt Coverage Ratio	1.86
Cap Rate (Purchase Price)	9.0%
Cash on Cash Return	14.9%

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	\$101,500

Income	Monthly	Annual
Gross Rent	\$24,200	\$290,400
Vacancy Loss	(\$1,936)	(\$23,232)
Operating Income	\$22,264	\$267,168

Expenses (% of Income)	Monthly	Annual
Advertising (3%)	(\$668)	(\$8,015)
Cleaning & Supplies (16%)	(\$3,625)	(\$43,500)
Insurance (3%)	(\$600)	(\$7,200)
Management Fees (7%)	(\$1,558)	(\$18,702)
Maintenance (4%)	(\$891)	(\$10,687)
Taxes (8%)	(\$1,833)	(\$22,000)
Scavenger (1%)	(\$175)	(\$2,100)
Water (4%)	(\$835)	(\$10,020)
Gas (5%)	(\$1,083)	(\$13,000)
Electricity (1%)	(\$120)	(\$1,440)
Operating Expenses (51%)	(\$11,389)	(\$136,664)

Net Performance	Monthly	Annual
Net Operating Income	\$10,875	\$130,504
- Mortgage Payments	(\$5,838)	(\$70,055)
- Year 1 Improvements	(\$0)	(\$0)
= Cash Flow	\$5,037	\$60,449

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	\$290,400	\$299,112	\$308,085	\$326,848	\$378,906	\$509,218	\$684,347
Vacancy Loss	(\$23,232)	(\$23,929)	(\$24,647)	(\$26,148)	(\$30,312)	(\$40,737)	(\$54,748)
Operating Income	\$267,168	\$275,183	\$283,439	\$300,700	\$348,594	\$468,481	\$629,599

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Advertising	(\$8,015)	(\$8,255)	(\$8,503)	(\$9,021)	(\$10,458)	(\$14,054)	(\$18,888)
Cleaning & Supplies	(\$43,500)	(\$44,805)	(\$46,149)	(\$48,960)	(\$56,758)	(\$76,278)	(\$102,511)
Insurance	(\$7,200)	(\$7,416)	(\$7,638)	(\$8,104)	(\$9,394)	(\$12,625)	(\$16,967)
Management Fees	(\$18,702)	(\$19,263)	(\$19,841)	(\$21,049)	(\$24,402)	(\$32,794)	(\$44,072)
Maintenance	(\$10,687)	(\$11,007)	(\$11,338)	(\$12,028)	(\$13,944)	(\$18,739)	(\$25,184)
Taxes	(\$22,000)	(\$22,660)	(\$23,340)	(\$24,761)	(\$28,705)	(\$38,577)	(\$51,844)
Scavenger	(\$2,100)	(\$2,163)	(\$2,228)	(\$2,364)	(\$2,740)	(\$3,682)	(\$4,949)
Water	(\$10,020)	(\$10,321)	(\$10,630)	(\$11,278)	(\$13,074)	(\$17,570)	(\$23,613)
Gas	(\$13,000)	(\$13,390)	(\$13,792)	(\$14,632)	(\$16,962)	(\$22,796)	(\$30,635)
Electricity	(\$1,440)	(\$1,483)	(\$1,528)	(\$1,621)	(\$1,879)	(\$2,525)	(\$3,393)
Operating Expenses	(\$136,664)	(\$140,763)	(\$144,986)	(\$153,816)	(\$178,315)	(\$239,640)	(\$322,057)

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Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$130,504	\$134,420	\$138,452	\$146,884	\$170,279	\$228,840	\$307,542
- Mortgage Payments	(\$70,055)	(\$70,055)	(\$70,055)	(\$70,055)	(\$70,055)	(\$70,055)	(\$70,051)
- Improvements	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
= Cash Flow	\$60,449	\$64,364	\$68,397	\$76,829	\$100,223	\$158,785	\$237,491
Cap Rate (Purchase Price)	9.0%	9.3%	9.5%	10.1%	11.7%	15.8%	21.2%
Cap Rate (Market Value)	8.7%	8.7%	8.7%	8.7%	8.7%	8.7%	8.7%
Cash on Cash Return	14.9%	15.9%	16.8%	18.9%	24.7%	39.1%	58.5%
Return on Equity	14.3%	13.3%	12.5%	11.3%	9.4%	7.7%	6.7%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$1,493,500	\$1,538,305	\$1,584,454	\$1,680,947	\$1,948,679	\$2,618,861	\$3,519,531
- Loan Balance	(\$1,071,455)	(\$1,054,590)	(\$1,036,861)	(\$998,637)	(\$884,594)	(\$550,406)	(\$0)
= Equity	\$422,045	\$483,715	\$547,593	\$682,310	\$1,064,085	\$2,068,455	\$3,519,531
Loan-to-Value Ratio	71.7%	68.6%	65.4%	59.4%	45.4%	21.0%	0.0%
Potential Cash-Out Refi	(\$26,005)	\$22,224	\$72,257	\$178,026	\$479,481	\$1,282,796	\$2,463,671

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$422,045	\$483,715	\$547,593	\$682,310	\$1,064,085	\$2,068,455	\$3,519,531
- Selling Costs	(\$104,545)	(\$107,681)	(\$110,912)	(\$117,666)	(\$136,408)	(\$183,320)	(\$246,367)
= Proceeds After Sale	\$317,500	\$376,034	\$436,681	\$564,644	\$927,677	\$1,885,135	\$3,273,163
+ Cumulative Cash Flow	\$60,449	\$124,814	\$193,210	\$342,590	\$795,535	\$2,105,599	\$4,107,150
- Initial Cash Invested	(\$406,000)	(\$406,000)	(\$406,000)	(\$406,000)	(\$406,000)	(\$406,000)	(\$406,000)
= Net Profit	(\$28,051)	\$94,847	\$223,891	\$501,234	\$1,317,212	\$3,584,733	\$6,974,314
Internal Rate of Return	-6.9%	11.9%	17.9%	21.6%	22.3%	21.2%	20.7%
Return on Investment	-7%	23%	55%	123%	324%	883%	1,718%

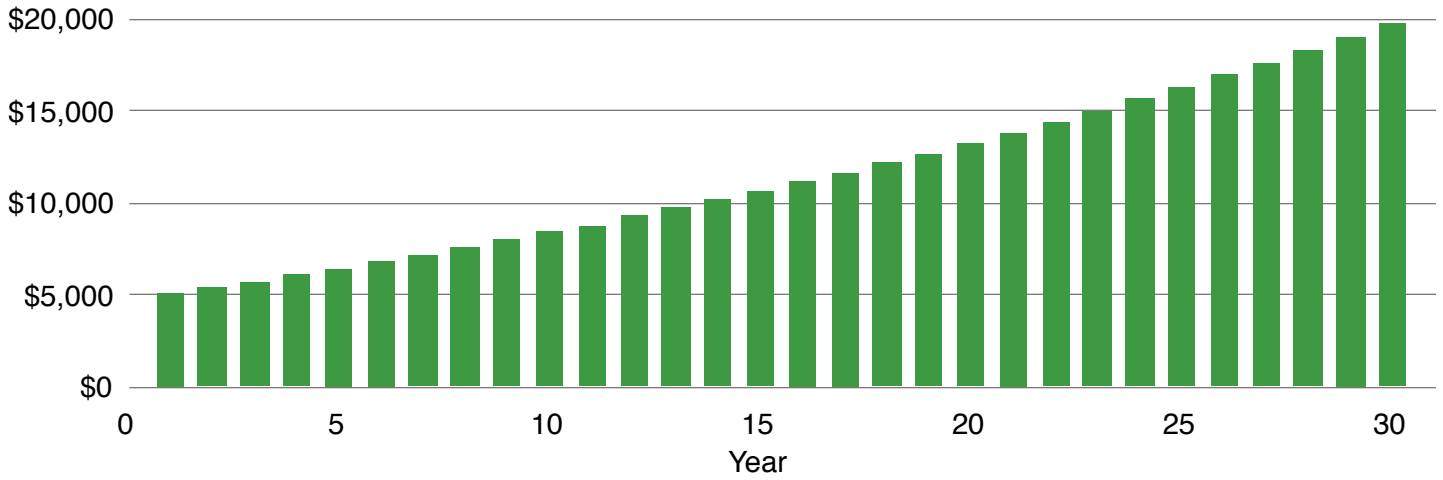
Graphs

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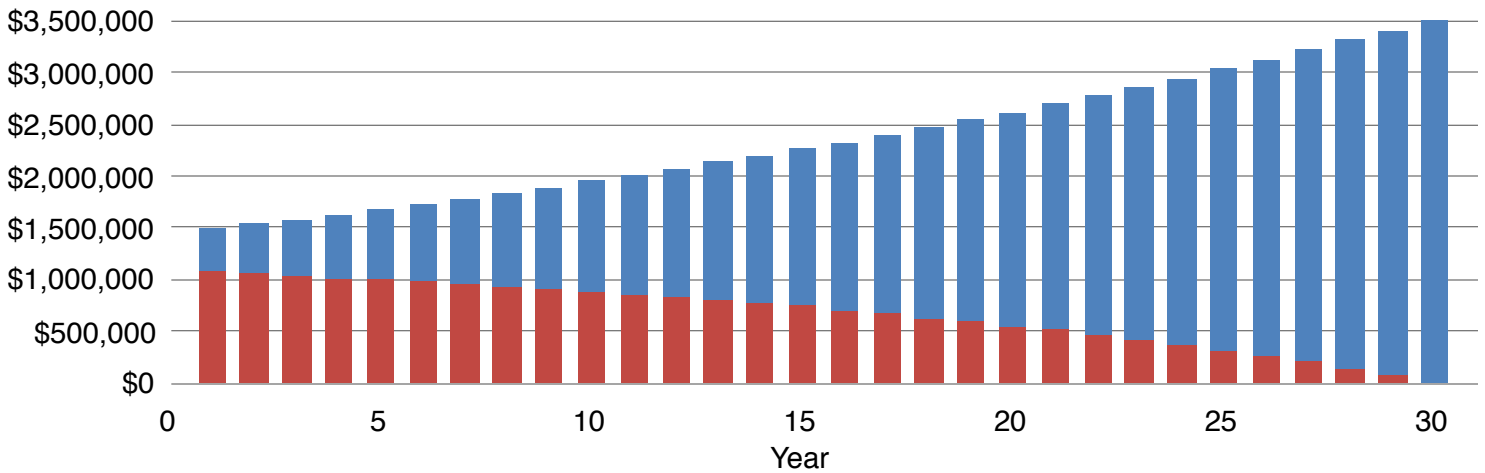


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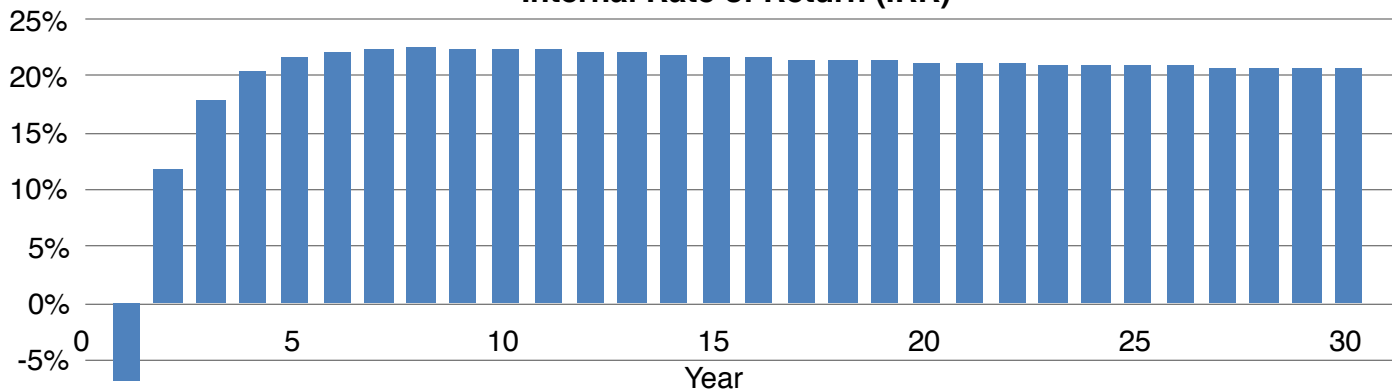
Monthly Cash Flow



■ 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)
2 Bed	0	24	\$850 Per Month
Large 2 Bed	0	4	\$950 Per Month
Totals for Year 1			
Total Number of Units			28
Total Area (Sum of Units)			0 Square Feet
Total Rent (Sum of Units)			\$24,200 Per Month, \$290,400 Per Year