

Property Report



7719-21 South Yates 13 Units

7719-21 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	13
Purchase Price	\$533,000
Initial Cash Invested	\$149,240

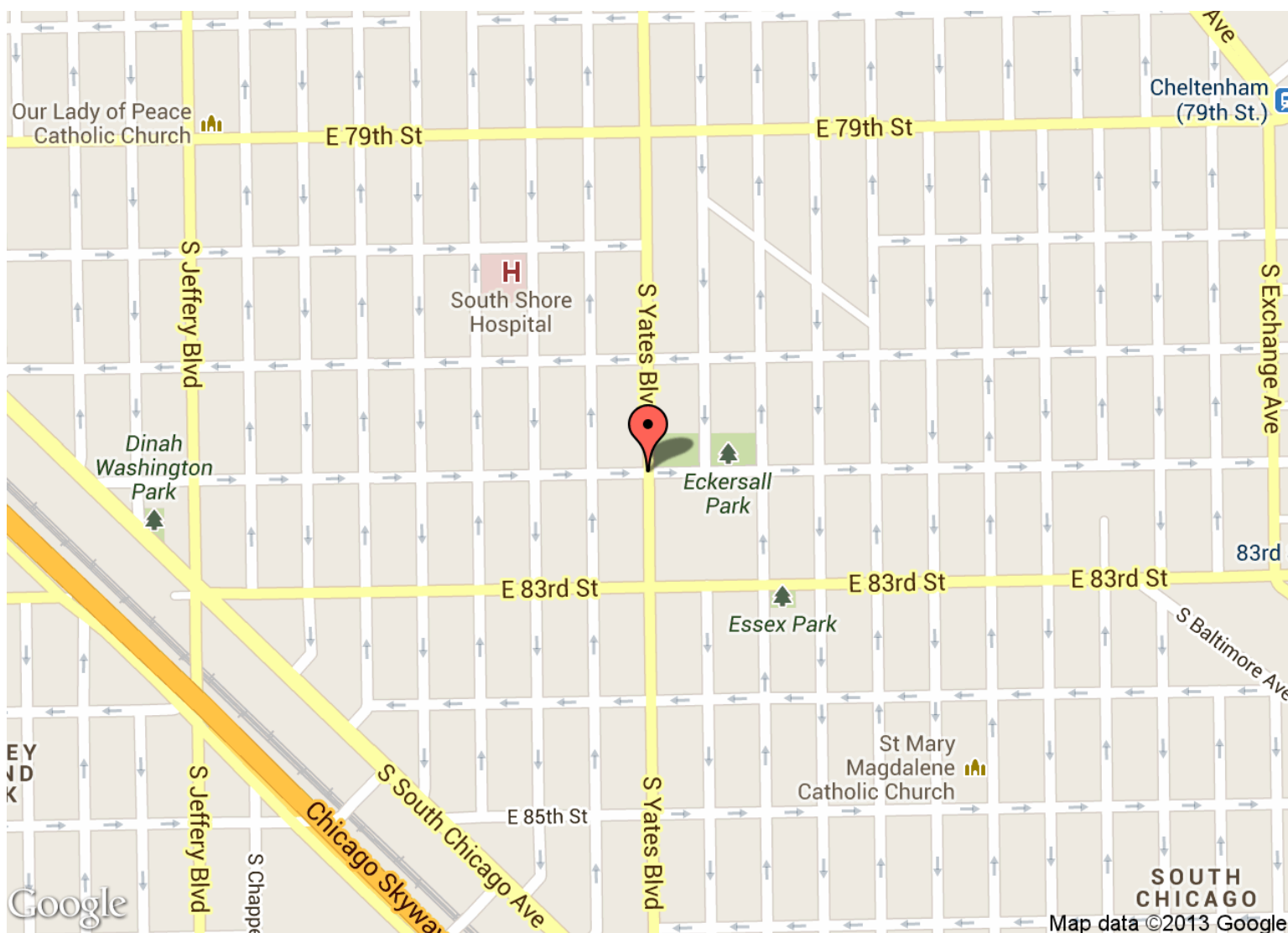
Income Analysis

	Monthly	Annual
Net Operating Income	\$4,660	\$55,922
Cash Flow	\$2,085	\$25,015

Financial Metrics

Cap Rate (Purchase Price)	10.5%
Cash on Cash Return (Year 1)	16.8%
Internal Rate of Return (Year 10)	24.5%
Sale Price (Year 10)	\$716,307

Google Address 7719 S Yates Blvd Chicago, IL 60649



Purchase Analysis

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Purchase Info	
Purchase Price	\$533,000
- First Mortgage	(\$399,750)
- Second Mortgage	(\$0)
= Downpayment	\$133,250
+ Buying Costs	\$15,990
+ Initial Improvements	\$0
= Initial Cash Invested	\$149,240
Total Number of Units	13
Cost per Unit	\$41,000
Average Monthly Rent per Unit	\$735

Mortgages	First	Second
Loan-To-Cost Ratio	75%	0%
Loan-To-Value Ratio	75%	0%
Loan Amount	\$399,750	\$0
Loan Type	Amortizing	
Term	25 Years	
Interest Rate	6%	
Payment	\$2,575.59	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	4.7
Operating Expense Ratio	47.0%
Debt Coverage Ratio	1.81
Cap Rate (Purchase Price)	10.5%
Cash on Cash Return	16.8%

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	\$37,310

Income	Monthly	Annual
Gross Rent	\$9,550	\$114,600
Vacancy Loss	(\$764)	(\$9,168)
Operating Income	\$8,786	\$105,432

Expenses (% of Income)	Monthly	Annual
Advertising (2%)	(\$176)	(\$2,109)
Cleaning & Supplies (9%)	(\$833)	(\$10,000)
Insurance (3%)	(\$232)	(\$2,780)
Management Fees (8%)	(\$703)	(\$8,435)
Maintenance (5%)	(\$439)	(\$5,272)
Taxes (5%)	(\$453)	(\$5,432)
Scavenger (2%)	(\$167)	(\$2,000)
Water (2%)	(\$181)	(\$2,176)
Gas (9%)	(\$834)	(\$10,008)
Electricity (1%)	(\$108)	(\$1,299)
Operating Expenses (47%)	(\$4,126)	(\$49,510)

Net Performance	Monthly	Annual
Net Operating Income	\$4,660	\$55,922
- Mortgage Payments	(\$2,576)	(\$30,907)
- Year 1 Improvements	(\$0)	(\$0)
= Cash Flow	\$2,085	\$25,015

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	\$114,600	\$118,038	\$121,579	\$128,983	\$149,527	\$200,952	\$270,062
Vacancy Loss	(\$9,168)	(\$9,443)	(\$9,726)	(\$10,319)	(\$11,962)	(\$16,076)	(\$21,605)
Operating Income	\$105,432	\$108,595	\$111,853	\$118,665	\$137,565	\$184,876	\$248,457

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Advertising	(\$2,109)	(\$2,172)	(\$2,237)	(\$2,373)	(\$2,751)	(\$3,698)	(\$4,969)
Cleaning & Supplies	(\$10,000)	(\$10,300)	(\$10,609)	(\$11,255)	(\$13,048)	(\$17,535)	(\$23,566)
Insurance	(\$2,780)	(\$2,863)	(\$2,949)	(\$3,129)	(\$3,627)	(\$4,875)	(\$6,551)
Management Fees	(\$8,435)	(\$8,688)	(\$8,948)	(\$9,493)	(\$11,005)	(\$14,790)	(\$19,877)
Maintenance	(\$5,272)	(\$5,430)	(\$5,593)	(\$5,933)	(\$6,878)	(\$9,244)	(\$12,423)
Taxes	(\$5,432)	(\$5,595)	(\$5,763)	(\$6,114)	(\$7,088)	(\$9,525)	(\$12,801)
Scavenger	(\$2,000)	(\$2,060)	(\$2,122)	(\$2,251)	(\$2,610)	(\$3,507)	(\$4,713)
Water	(\$2,176)	(\$2,241)	(\$2,309)	(\$2,449)	(\$2,839)	(\$3,816)	(\$5,128)
Gas	(\$10,008)	(\$10,308)	(\$10,617)	(\$11,264)	(\$13,058)	(\$17,549)	(\$23,585)
Electricity	(\$1,299)	(\$1,338)	(\$1,378)	(\$1,462)	(\$1,695)	(\$2,278)	(\$3,061)
Operating Expenses	(\$49,510)	(\$50,995)	(\$52,525)	(\$55,724)	(\$64,599)	(\$86,816)	(\$116,673)

Buy and Hold Projection

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Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$55,922	\$57,600	\$59,328	\$62,941	\$72,966	\$98,060	\$131,784
- Mortgage Payments	(\$30,907)	(\$30,907)	(\$30,907)	(\$30,907)	(\$30,907)	(\$30,907)	(\$0)
- Improvements	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
= Cash Flow	\$25,015	\$26,693	\$28,421	\$32,034	\$42,059	\$67,153	\$131,784
Cap Rate (Purchase Price)	10.5%	10.8%	11.1%	11.8%	13.7%	18.4%	24.7%
Cap Rate (Market Value)	10.2%	10.2%	10.2%	10.2%	10.2%	10.2%	10.2%
Cash on Cash Return	16.8%	17.9%	19.0%	21.5%	28.2%	45.0%	88.3%
Return on Equity	16.0%	14.8%	13.8%	12.4%	10.2%	8.1%	10.2%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$548,990	\$565,460	\$582,423	\$617,893	\$716,307	\$962,657	\$1,293,731
- Loan Balance	(\$392,634)	(\$385,080)	(\$377,059)	(\$359,504)	(\$305,218)	(\$133,226)	(\$0)
= Equity	\$156,356	\$180,380	\$205,364	\$258,389	\$411,090	\$829,431	\$1,293,731
Loan-to-Value Ratio	71.5%	68.1%	64.7%	58.2%	42.6%	13.8%	0.0%
Potential Cash-Out Refi	(\$8,341)	\$10,742	\$30,637	\$73,021	\$196,197	\$540,634	\$905,612

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$156,356	\$180,380	\$205,364	\$258,389	\$411,090	\$829,431	\$1,293,731
- Selling Costs	(\$38,429)	(\$39,582)	(\$40,770)	(\$43,253)	(\$50,142)	(\$67,386)	(\$90,561)
= Proceeds After Sale	\$117,926	\$140,798	\$164,594	\$215,137	\$360,948	\$762,045	\$1,203,170
+ Cumulative Cash Flow	\$25,015	\$51,708	\$80,129	\$142,363	\$332,015	\$884,509	\$1,887,845
- Initial Cash Invested	(\$149,240)	(\$149,240)	(\$149,240)	(\$149,240)	(\$149,240)	(\$149,240)	(\$149,240)
= Net Profit	(\$6,299)	\$43,266	\$95,483	\$208,260	\$543,723	\$1,497,314	\$2,941,775
Internal Rate of Return	-4.2%	14.6%	20.6%	24.1%	24.5%	23.3%	22.7%
Return on Investment	-4%	29%	64%	140%	364%	1,003%	1,971%

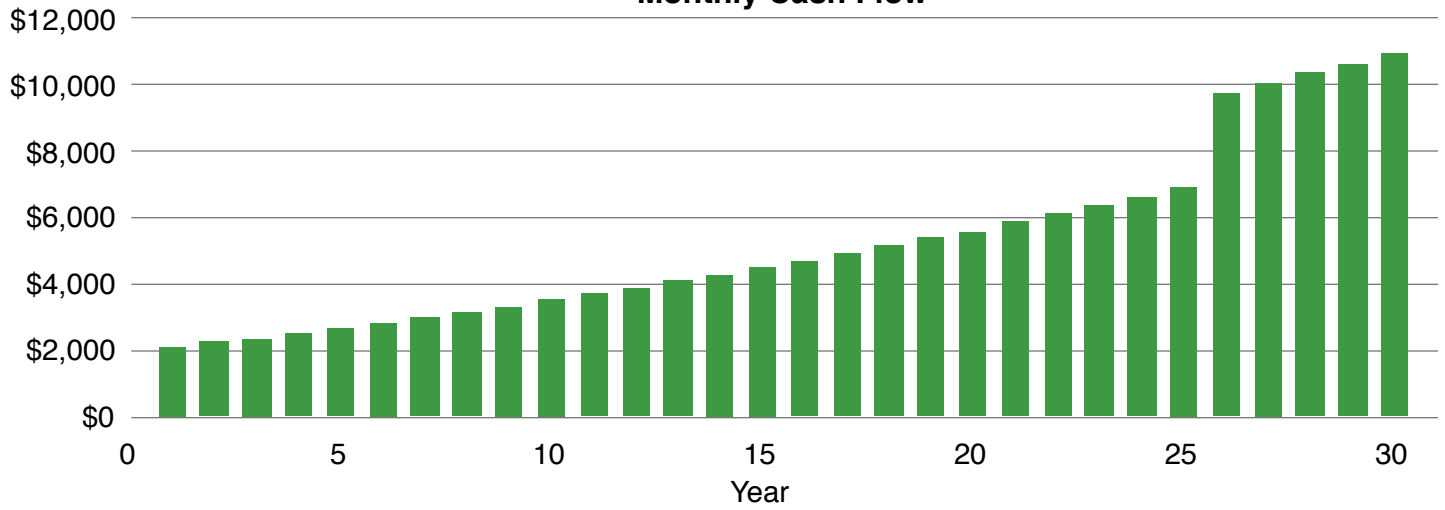
Graphs

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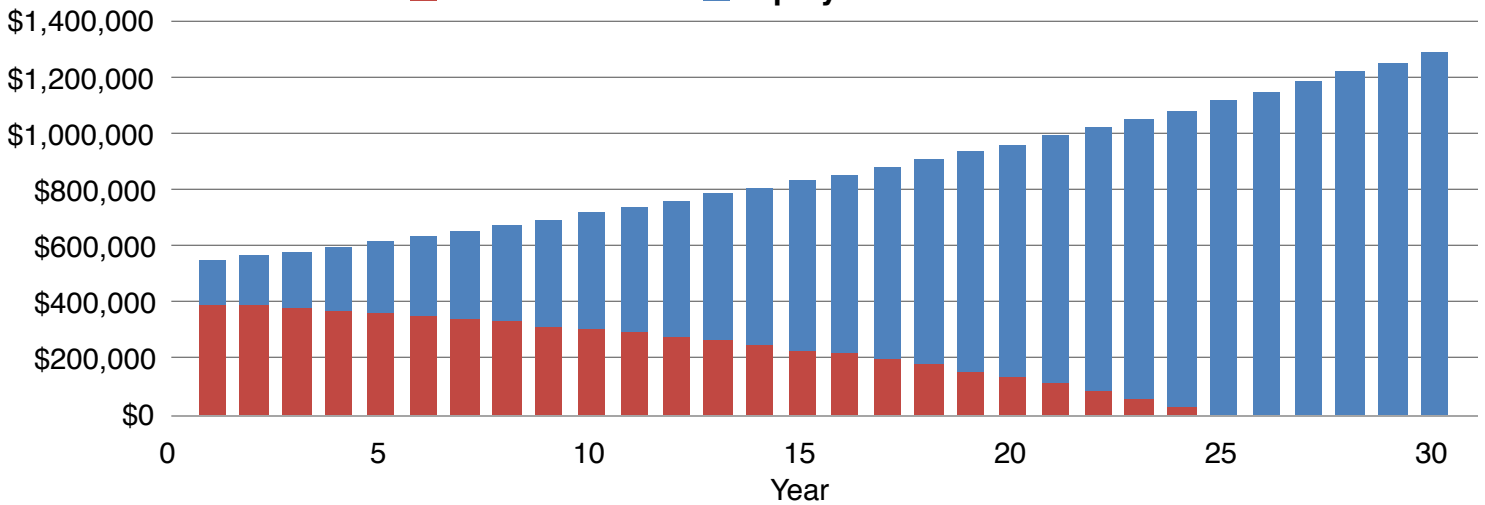


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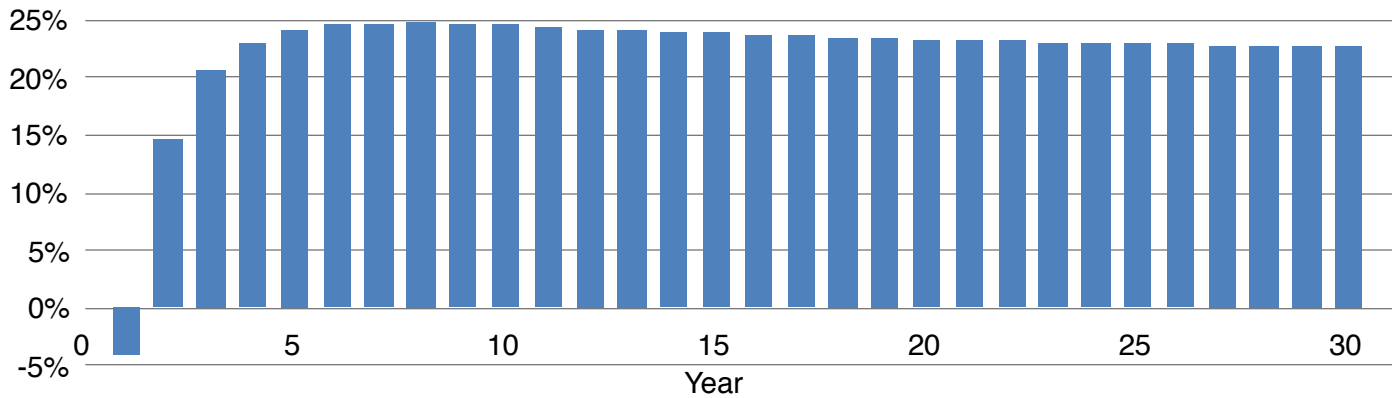
Monthly Cash Flow



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	0	6	\$650 Per Month
2 Bed	0	6	\$850 Per Month
Studio	0	1	\$550 Per Month
Totals for Year 1			
Total Number of Units			13
Total Area (Sum of Units)			0 Square Feet
Total Rent (Sum of Units)			\$9,550 Per Month, \$114,600 Per Year