

Property Report



7820 South Shore Drive 24 Units

7820 South Shore Drive
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

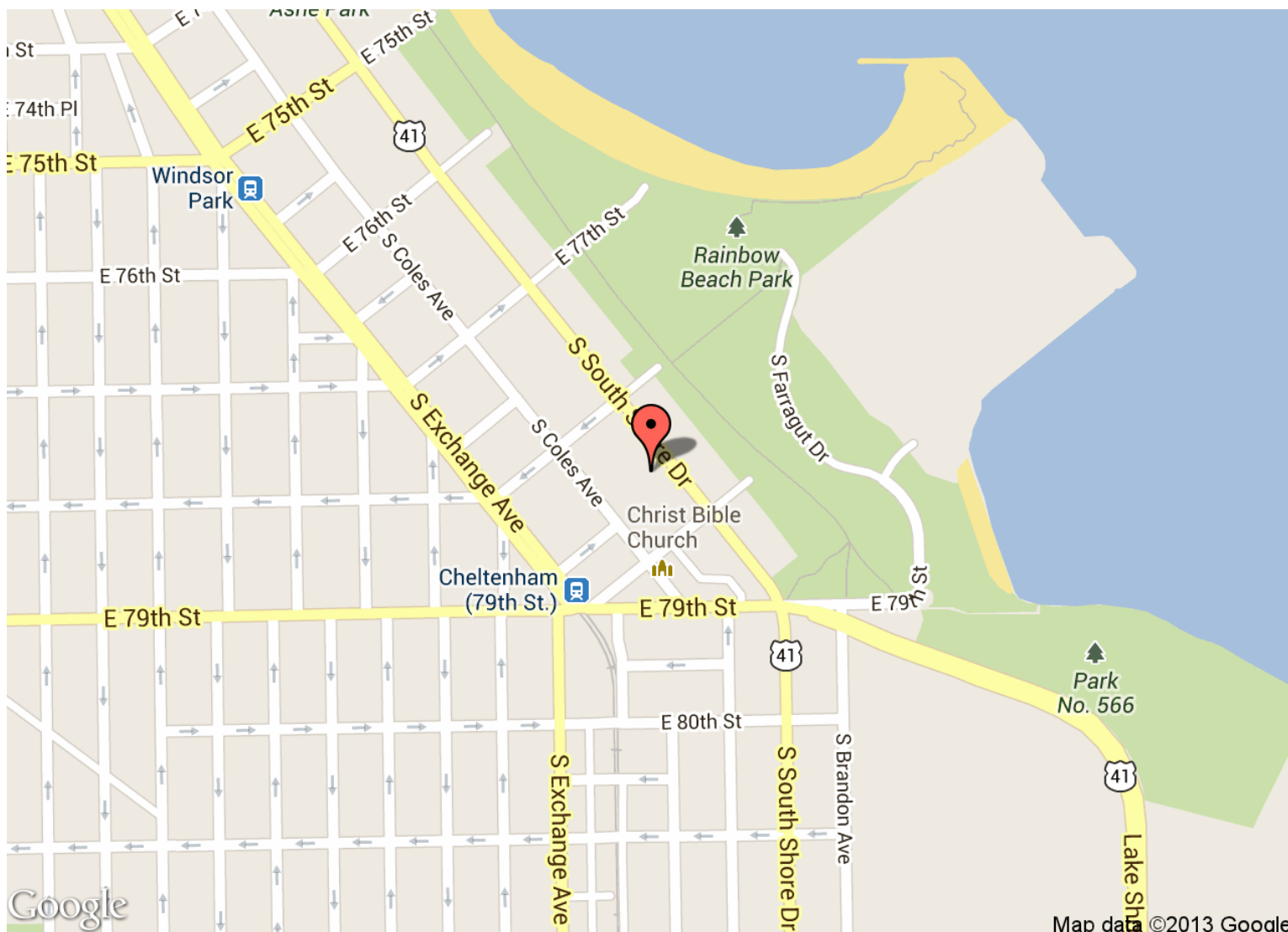
Total Number of Units	24
Purchase Price	\$1,200,000
Initial Cash Invested	\$336,000

Income Analysis

	Monthly	Annual
Net Operating Income	\$8,373	\$100,480
Cash Flow	\$3,542	\$42,503

Financial Metrics

Cap Rate (Purchase Price)	8.4%
Cash on Cash Return (Year 1)	12.6%
Internal Rate of Return (Year 10)	20.4%
Sale Price (Year 10)	\$1,612,700



Purchase Analysis

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Purchase Info	
Purchase Price	\$1,200,000
- First Mortgage	(\$900,000)
- Second Mortgage	(\$0)
= Downpayment	\$300,000
+ Buying Costs	\$36,000
+ Initial Improvements	\$0
= Initial Cash Invested	\$336,000
Total Number of Units	24
Cost per Unit	\$50,000
Average Monthly Rent per Unit	\$775

Mortgages	First	Second
Loan-To-Cost Ratio	75%	0%
Loan-To-Value Ratio	75%	0%
Loan Amount	\$900,000	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5%	
Payment	\$4,831.39	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	5.4
Operating Expense Ratio	51.1%
Debt Coverage Ratio	1.73
Cap Rate (Purchase Price)	8.4%
Cash on Cash Return	12.6%

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	\$84,000

Income	Monthly	Annual
Gross Rent	\$18,600	\$223,200
Vacancy Loss	(\$1,488)	(\$17,856)
Operating Income	\$17,112	\$205,344

Expenses (% of Income)	Monthly	Annual
Cleaning & Supplies (18%)	(\$3,000)	(\$36,000)
Insurance (2%)	(\$340)	(\$4,075)
Management Fees (7%)	(\$1,198)	(\$14,374)
Maintenance (3%)	(\$513)	(\$6,160)
Taxes (10%)	(\$1,762)	(\$21,140)
Scavenger (1%)	(\$208)	(\$2,495)
Water (2%)	(\$258)	(\$3,100)
Gas (6%)	(\$1,106)	(\$13,270)
Electricity (2%)	(\$354)	(\$4,250)
Operating Expenses (51%)	(\$8,739)	(\$104,864)

Net Performance	Monthly	Annual
Net Operating Income	\$8,373	\$100,480
- Mortgage Payments	(\$4,831)	(\$57,977)
- Year 1 Improvements	(\$0)	(\$0)
= Cash Flow	\$3,542	\$42,503

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	\$223,200	\$229,896	\$236,793	\$251,214	\$291,225	\$391,383	\$525,985
Vacancy Loss	(\$17,856)	(\$18,392)	(\$18,943)	(\$20,097)	(\$23,298)	(\$31,311)	(\$42,079)
Operating Income	\$205,344	\$211,504	\$217,849	\$231,116	\$267,927	\$360,072	\$483,907

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Cleaning & Supplies	(\$36,000)	(\$37,080)	(\$38,192)	(\$40,518)	(\$46,972)	(\$63,126)	(\$84,836)
Insurance	(\$4,075)	(\$4,197)	(\$4,323)	(\$4,586)	(\$5,317)	(\$7,146)	(\$9,603)
Management Fees	(\$14,374)	(\$14,805)	(\$15,249)	(\$16,178)	(\$18,755)	(\$25,205)	(\$33,873)
Maintenance	(\$6,160)	(\$6,345)	(\$6,535)	(\$6,933)	(\$8,038)	(\$10,802)	(\$14,517)
Taxes	(\$21,140)	(\$21,774)	(\$22,427)	(\$23,793)	(\$27,583)	(\$37,069)	(\$49,818)
Scavenger	(\$2,495)	(\$2,570)	(\$2,647)	(\$2,808)	(\$3,255)	(\$4,375)	(\$5,880)
Water	(\$3,100)	(\$3,193)	(\$3,289)	(\$3,489)	(\$4,045)	(\$5,436)	(\$7,305)
Gas	(\$13,270)	(\$13,668)	(\$14,078)	(\$14,936)	(\$17,314)	(\$23,269)	(\$31,272)
Electricity	(\$4,250)	(\$4,378)	(\$4,509)	(\$4,783)	(\$5,545)	(\$7,452)	(\$10,015)
Operating Expenses	(\$104,864)	(\$108,010)	(\$111,251)	(\$118,026)	(\$136,824)	(\$183,880)	(\$247,120)

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Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$100,480	\$103,494	\$106,599	\$113,091	\$131,103	\$176,192	\$236,787
- Mortgage Payments	(\$57,977)	(\$57,977)	(\$57,977)	(\$57,977)	(\$57,977)	(\$57,977)	(\$57,977)
- Improvements	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
= Cash Flow	\$42,503	\$45,517	\$48,622	\$55,114	\$73,126	\$118,215	\$178,810
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%
Cash on Cash Return	12.6%	13.5%	14.5%	16.4%	21.8%	35.2%	53.2%
Return on Equity	12.2%	11.4%	10.7%	9.8%	8.3%	6.9%	6.1%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$1,236,000	\$1,273,080	\$1,311,272	\$1,391,129	\$1,612,700	\$2,167,333	\$2,912,715
- Loan Balance	(\$886,722)	(\$872,764)	(\$858,093)	(\$826,459)	(\$732,079)	(\$455,512)	(\$4)
= Equity	\$349,278	\$400,316	\$453,180	\$564,670	\$880,620	\$1,711,821	\$2,912,711
Loan-to-Value Ratio	71.7%	68.6%	65.4%	59.4%	45.4%	21.0%	0.0%
Potential Cash-Out Refi	(\$21,522)	\$18,392	\$59,798	\$147,331	\$396,810	\$1,061,621	\$2,038,897

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$349,278	\$400,316	\$453,180	\$564,670	\$880,620	\$1,711,821	\$2,912,711
- Selling Costs	(\$86,520)	(\$89,116)	(\$91,789)	(\$97,379)	(\$112,889)	(\$151,713)	(\$203,890)
= Proceeds After Sale	\$262,758	\$311,200	\$361,391	\$467,291	\$767,731	\$1,560,108	\$2,708,821
+ Cumulative Cash Flow	\$42,503	\$88,020	\$136,642	\$243,576	\$572,119	\$1,540,391	\$3,041,058
- Initial Cash Invested	(\$336,000)	(\$336,000)	(\$336,000)	(\$336,000)	(\$336,000)	(\$336,000)	(\$336,000)
= Net Profit	(\$30,739)	\$63,220	\$162,033	\$374,867	\$1,003,851	\$2,764,499	\$5,413,880
Internal Rate of Return	-9.1%	9.6%	15.6%	19.5%	20.4%	19.4%	18.8%
Return on Investment	-9%	19%	48%	112%	299%	823%	1,611%

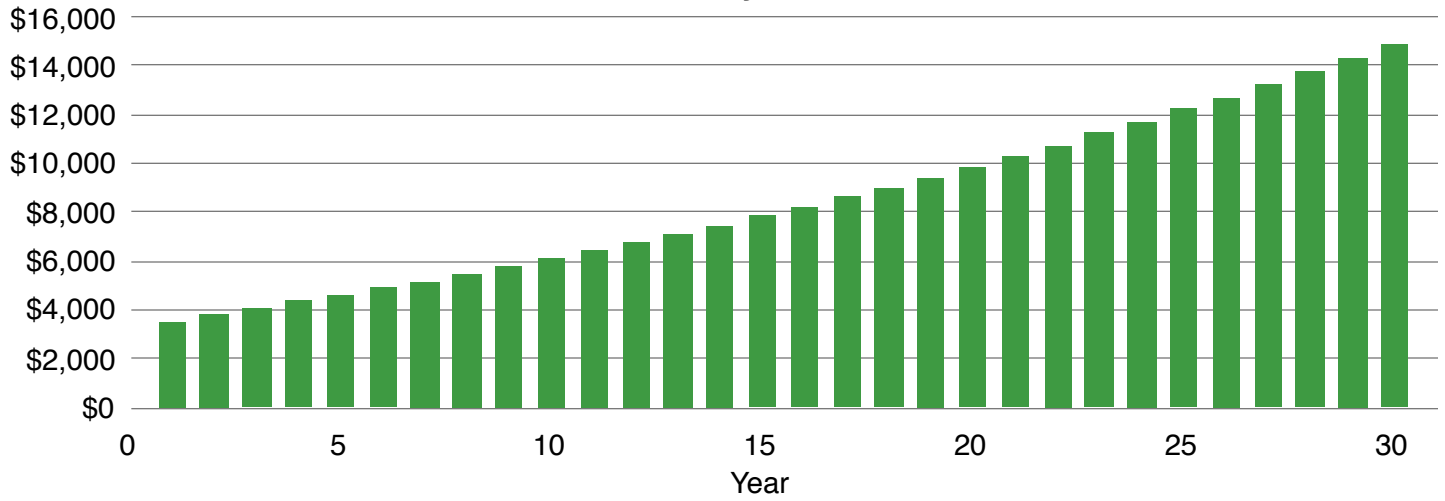
Graphs

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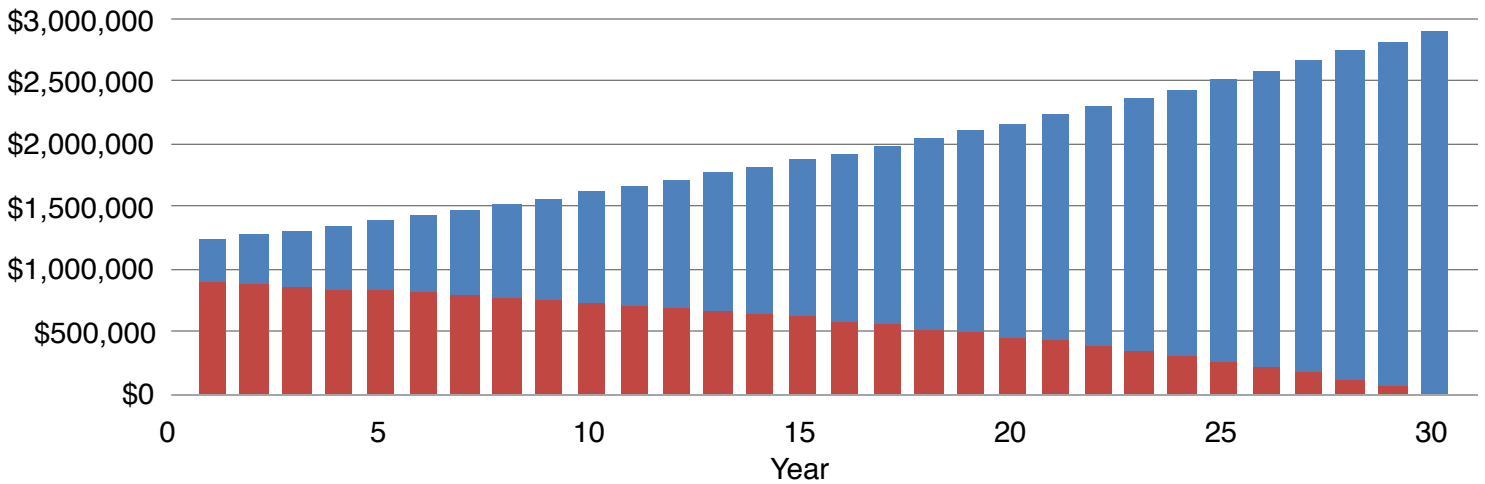


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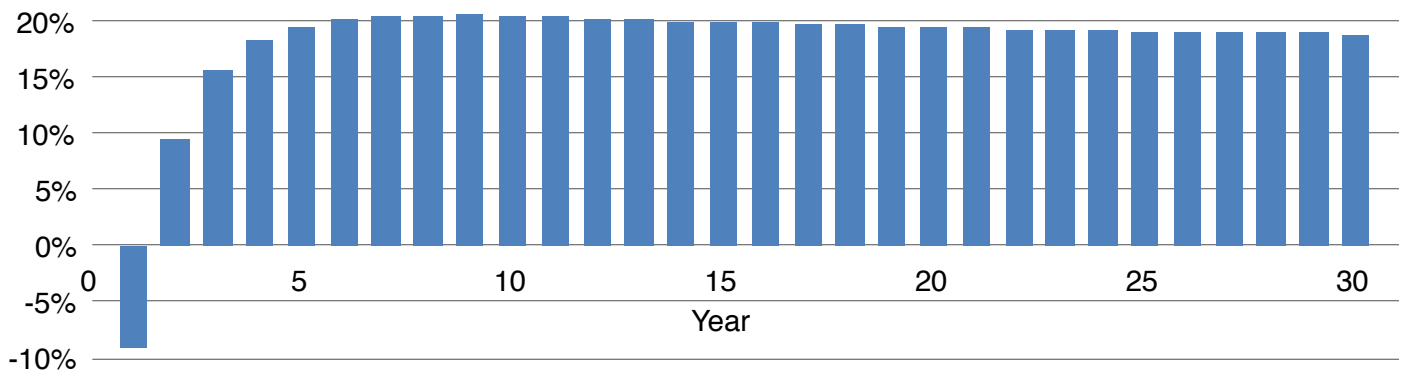
Monthly Cash Flow



■ 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	18	\$750 Per Month
2 Bed	0	6	\$850 Per Month
Totals for Year 1			
Total Number of Units			24
Total Area (Sum of Units)			0 Square Feet
Total Rent (Sum of Units)			\$18,600 Per Month, \$223,200 Per Year