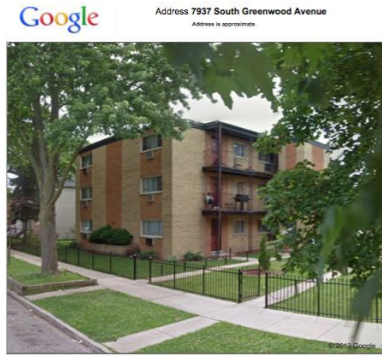


# Property Report

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## **7940-48 South Greenwood 36 Units**

7940-48 South Greenwood  
Chicago, IL 60649

Presented by:

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

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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

**7940-48 South Greenwood 36 Units**  
 7940-48 South Greenwood  
 Chicago, IL 60649



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## Purchase Info

Total Number of Units	32
Purchase Price	\$1,476,000
Initial Cash Invested	\$413,280

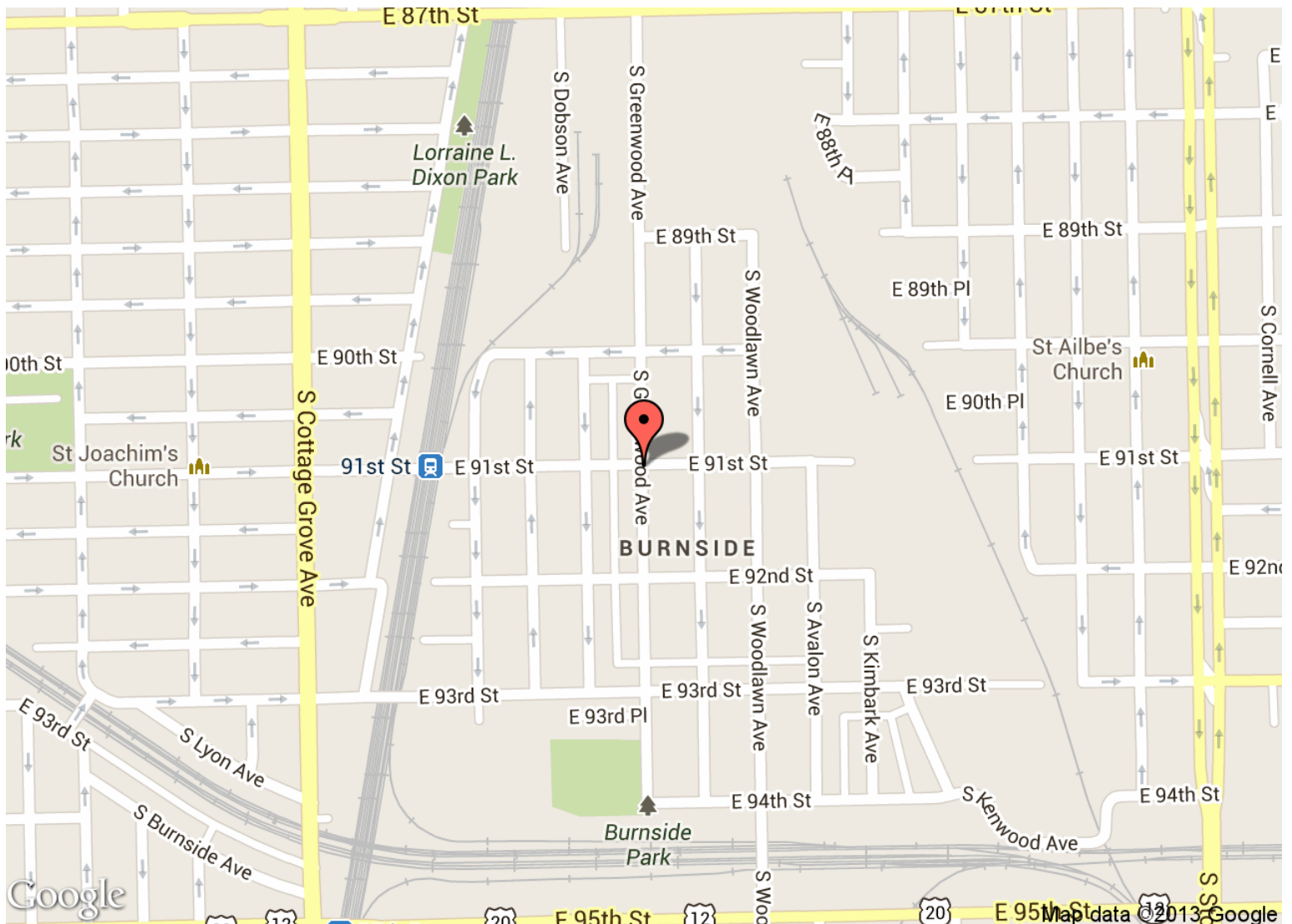
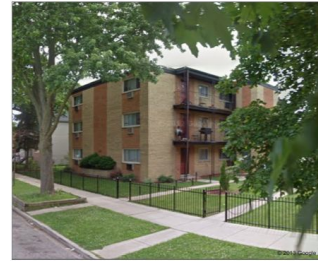
## Income Analysis

	Monthly	Annual
Net Operating Income	\$10,812	\$129,747
Cash Flow	\$3,680	\$44,158

## Financial Metrics

Cap Rate (Purchase Price)	8.8%
Cash on Cash Return (Year 1)	10.7%
Internal Rate of Return (Year 10)	19.4%
Sale Price (Year 10)	\$1,983,621

Google Address 7937 South Greenwood Avenue Address is approximate



# Purchase Analysis

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Purchase Info	
Purchase Price	\$1,476,000
- First Mortgage	(\$1,107,000)
- Second Mortgage	(\$0)
<b>= Downpayment</b>	<b>\$369,000</b>
+ Buying Costs	\$44,280
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$413,280</b>
Total Number of Units	32
Cost per Unit	\$46,125
Average Monthly Rent per Unit	\$656

Mortgages	First	Second
Loan-To-Cost Ratio	75%	0%
Loan-To-Value Ratio	75%	0%
Loan Amount	\$1,107,000	\$0
Loan Type	Amortizing	
Term	25 Years	
Interest Rate	6%	
<b>Payment</b>	<b>\$7,132.42</b>	<b>\$0.00</b>

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	5.9
Operating Expense Ratio	44.0%
Debt Coverage Ratio	1.52
Cap Rate (Purchase Price)	8.8%
<b>Cash on Cash Return</b>	<b>10.7%</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	\$103,320

Income	Monthly	Annual
Gross Rent	\$21,000	\$252,000
Vacancy Loss	(\$1,680)	(\$20,160)
<b>Operating Income</b>	<b>\$19,320</b>	<b>\$231,840</b>

Expenses (% of Income)	Monthly	Annual
Advertising (2%)	(\$386)	(\$4,637)
Cleaning & Supplies (4%)	(\$833)	(\$10,000)
Insurance (3%)	(\$613)	(\$7,352)
Management Fees (8%)	(\$1,546)	(\$18,547)
Maintenance (5%)	(\$966)	(\$11,592)
Taxes (10%)	(\$1,950)	(\$23,406)
Scavenger (1%)	(\$167)	(\$2,000)
Water (3%)	(\$642)	(\$7,704)
Gas (7%)	(\$1,283)	(\$15,399)
Electricity (1%)	(\$121)	(\$1,456)
<b>Operating Expenses (44%)</b>	<b>(\$8,508)</b>	<b>(\$102,093)</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$10,812</b>	<b>\$129,747</b>
- Mortgage Payments	(\$7,132)	(\$85,589)
- Year 1 Improvements	(\$0)	(\$0)
<b>= Cash Flow</b>	<b>\$3,680</b>	<b>\$44,158</b>

# 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	\$252,000	\$259,560	\$267,347	\$283,628	\$328,803	\$441,884	\$593,855
Vacancy Loss	(\$20,160)	(\$20,765)	(\$21,388)	(\$22,690)	(\$26,304)	(\$35,351)	(\$47,508)
<b>Operating Income</b>	<b>\$231,840</b>	<b>\$238,795</b>	<b>\$245,959</b>	<b>\$260,938</b>	<b>\$302,499</b>	<b>\$406,533</b>	<b>\$546,346</b>

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Advertising	(\$4,637)	(\$4,776)	(\$4,919)	(\$5,219)	(\$6,050)	(\$8,131)	(\$10,927)
Cleaning & Supplies	(\$10,000)	(\$10,300)	(\$10,609)	(\$11,255)	(\$13,048)	(\$17,535)	(\$23,566)
Insurance	(\$7,352)	(\$7,573)	(\$7,800)	(\$8,275)	(\$9,593)	(\$12,892)	(\$17,325)
Management Fees	(\$18,547)	(\$19,104)	(\$19,677)	(\$20,875)	(\$24,200)	(\$32,523)	(\$43,708)
Maintenance	(\$11,592)	(\$11,940)	(\$12,298)	(\$13,047)	(\$15,125)	(\$20,327)	(\$27,317)
Taxes	(\$23,406)	(\$24,108)	(\$24,831)	(\$26,344)	(\$30,540)	(\$41,043)	(\$55,158)
Scavenger	(\$2,000)	(\$2,060)	(\$2,122)	(\$2,251)	(\$2,610)	(\$3,507)	(\$4,713)
Water	(\$7,704)	(\$7,935)	(\$8,173)	(\$8,671)	(\$10,052)	(\$13,509)	(\$18,155)
Gas	(\$15,399)	(\$15,861)	(\$16,337)	(\$17,332)	(\$20,092)	(\$27,002)	(\$36,289)
Electricity	(\$1,456)	(\$1,500)	(\$1,545)	(\$1,639)	(\$1,900)	(\$2,553)	(\$3,431)
<b>Operating Expenses</b>	<b>(\$102,093)</b>	<b>(\$105,156)</b>	<b>(\$108,310)</b>	<b>(\$114,907)</b>	<b>(\$133,208)</b>	<b>(\$179,021)</b>	<b>(\$240,589)</b>

# Buy and Hold Projection

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Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
<b>Net Operating Income</b>	<b>\$129,747</b>	<b>\$133,639</b>	<b>\$137,649</b>	<b>\$146,031</b>	<b>\$169,290</b>	<b>\$227,512</b>	<b>\$305,757</b>
- Mortgage Payments	(\$85,589)	(\$85,589)	(\$85,589)	(\$85,589)	(\$85,589)	(\$85,589)	(\$0)
- Improvements	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
<b>= Cash Flow</b>	<b>\$44,158</b>	<b>\$48,050</b>	<b>\$52,060</b>	<b>\$60,442</b>	<b>\$83,701</b>	<b>\$141,923</b>	<b>\$305,757</b>
Cap Rate (Purchase Price)	8.8%	9.1%	9.3%	9.9%	11.5%	15.4%	20.7%
Cap Rate (Market Value)	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%
<b>Cash on Cash Return</b>	<b>10.7%</b>	<b>11.6%</b>	<b>12.6%</b>	<b>14.6%</b>	<b>20.3%</b>	<b>34.3%</b>	<b>74.0%</b>
Return on Equity	10.2%	9.6%	9.2%	8.4%	7.4%	6.2%	8.5%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$1,520,280	\$1,565,888	\$1,612,865	\$1,711,089	\$1,983,621	\$2,665,820	\$3,582,639
- Loan Balance	(\$1,087,295)	(\$1,066,374)	(\$1,044,164)	(\$995,548)	(\$845,216)	(\$368,927)	(\$0)
<b>= Equity</b>	<b>\$432,985</b>	<b>\$499,514</b>	<b>\$568,701</b>	<b>\$715,541</b>	<b>\$1,138,405</b>	<b>\$2,296,894</b>	<b>\$3,582,639</b>
Loan-to-Value Ratio	71.5%	68.1%	64.7%	58.2%	42.6%	13.8%	0.0%
Potential Cash-Out Refi	(\$23,099)	\$29,747	\$84,842	\$202,214	\$543,319	\$1,497,147	\$2,507,848

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$432,985	\$499,514	\$568,701	\$715,541	\$1,138,405	\$2,296,894	\$3,582,639
- Selling Costs	(\$106,420)	(\$109,612)	(\$112,901)	(\$119,776)	(\$138,853)	(\$186,607)	(\$250,785)
<b>= Proceeds After Sale</b>	<b>\$326,565</b>	<b>\$389,902</b>	<b>\$455,801</b>	<b>\$595,764</b>	<b>\$999,551</b>	<b>\$2,110,286</b>	<b>\$3,331,855</b>
+ Cumulative Cash Flow	\$44,158	\$92,208	\$144,268	\$260,899	\$631,514	\$1,774,570	\$4,033,044
- Initial Cash Invested	(\$413,280)	(\$413,280)	(\$413,280)	(\$413,280)	(\$413,280)	(\$413,280)	(\$413,280)
<b>= Net Profit</b>	<b>(\$42,557)</b>	<b>\$68,830</b>	<b>\$186,789</b>	<b>\$443,384</b>	<b>\$1,217,785</b>	<b>\$3,471,576</b>	<b>\$6,951,619</b>
<b>Internal Rate of Return</b>	<b>-10.3%</b>	<b>8.4%</b>	<b>14.5%</b>	<b>18.4%</b>	<b>19.4%</b>	<b>18.4%</b>	<b>17.8%</b>
Return on Investment	-10%	17%	45%	107%	295%	840%	1,682%

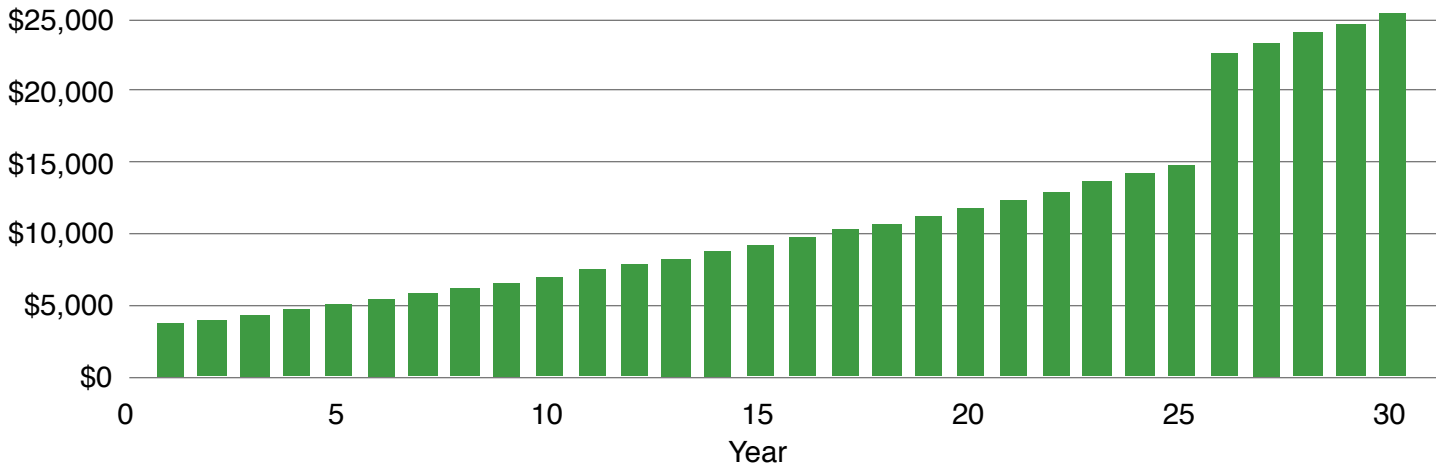
# Graphs

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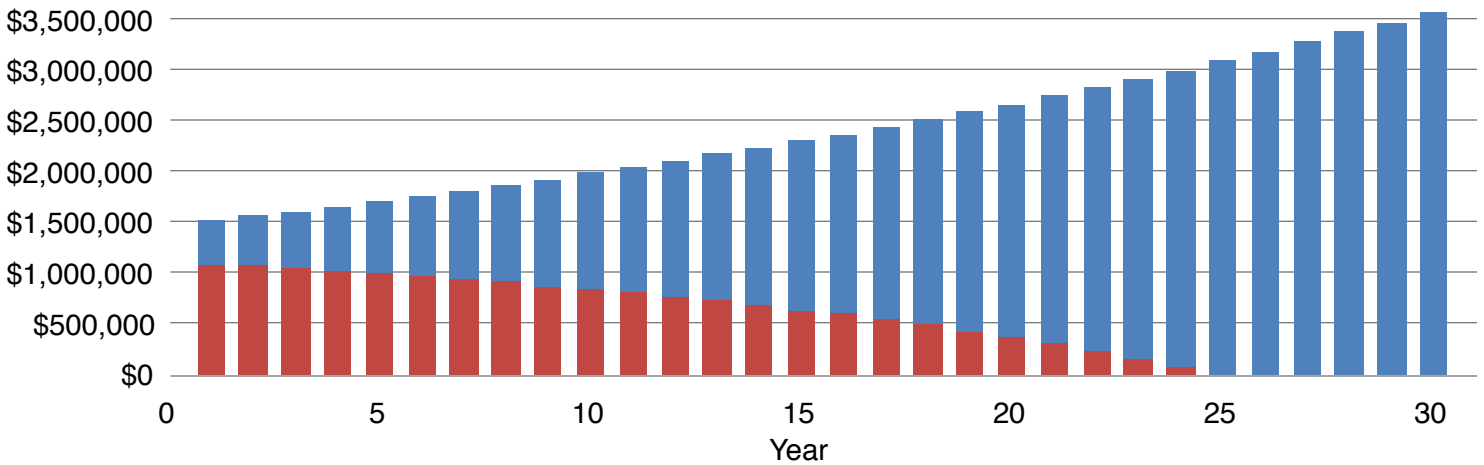


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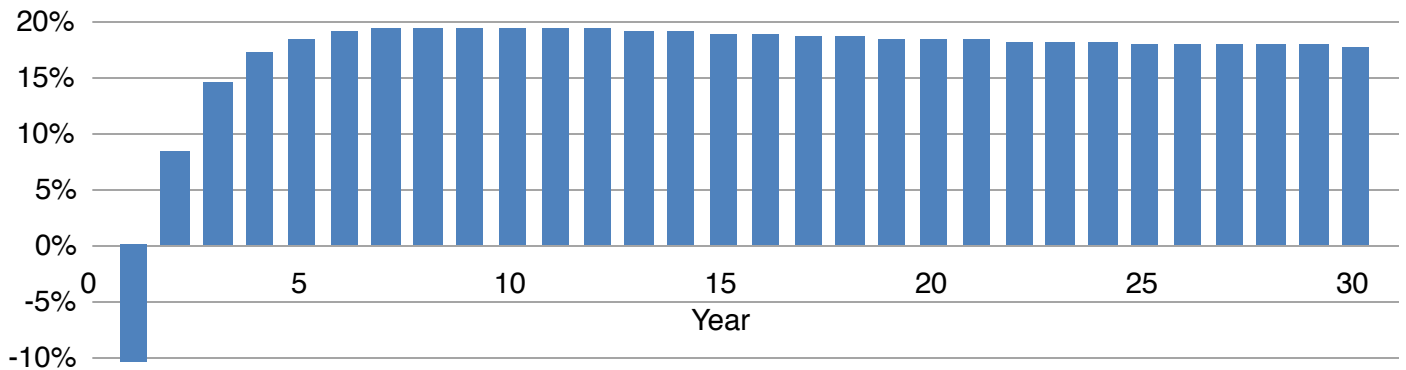
## Monthly Cash Flow



■ 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	31	\$650 Per Month
2 Bed	0	1	\$850 Per Month
<b>Totals for Year 1</b>			
<b>Total Number of Units</b>			<b>32</b>
<b>Total Area (Sum of Units)</b>			<b>0 Square Feet</b>
<b>Total Rent (Sum of Units)</b>			<b>\$21,000 Per Month, \$252,000 Per Year</b>

# Photos

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