

Property Report



8222 South King Dr. 21 Units

8222 South King Dr.
Chicago, IL 60649

Presented by:

James Samuelson

Anton Agency

PO Box 35
Cedar Lake, Indiana 46303

Office: 219-226-9450

Mobile: 219-746-5747

Fax: 201-578-9500

jim@antonagency.com

www.antonagency.com



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

8222 South King Dr. 21 Units
 8222 South King Dr.
 Chicago, IL 60649



James Samuelson
 219-226-9450
 jim@antonagency.com
 www.antonagency.com

Purchase Info

Total Number of Units	21
Purchase Price	\$861,000
Initial Cash Invested	\$241,080

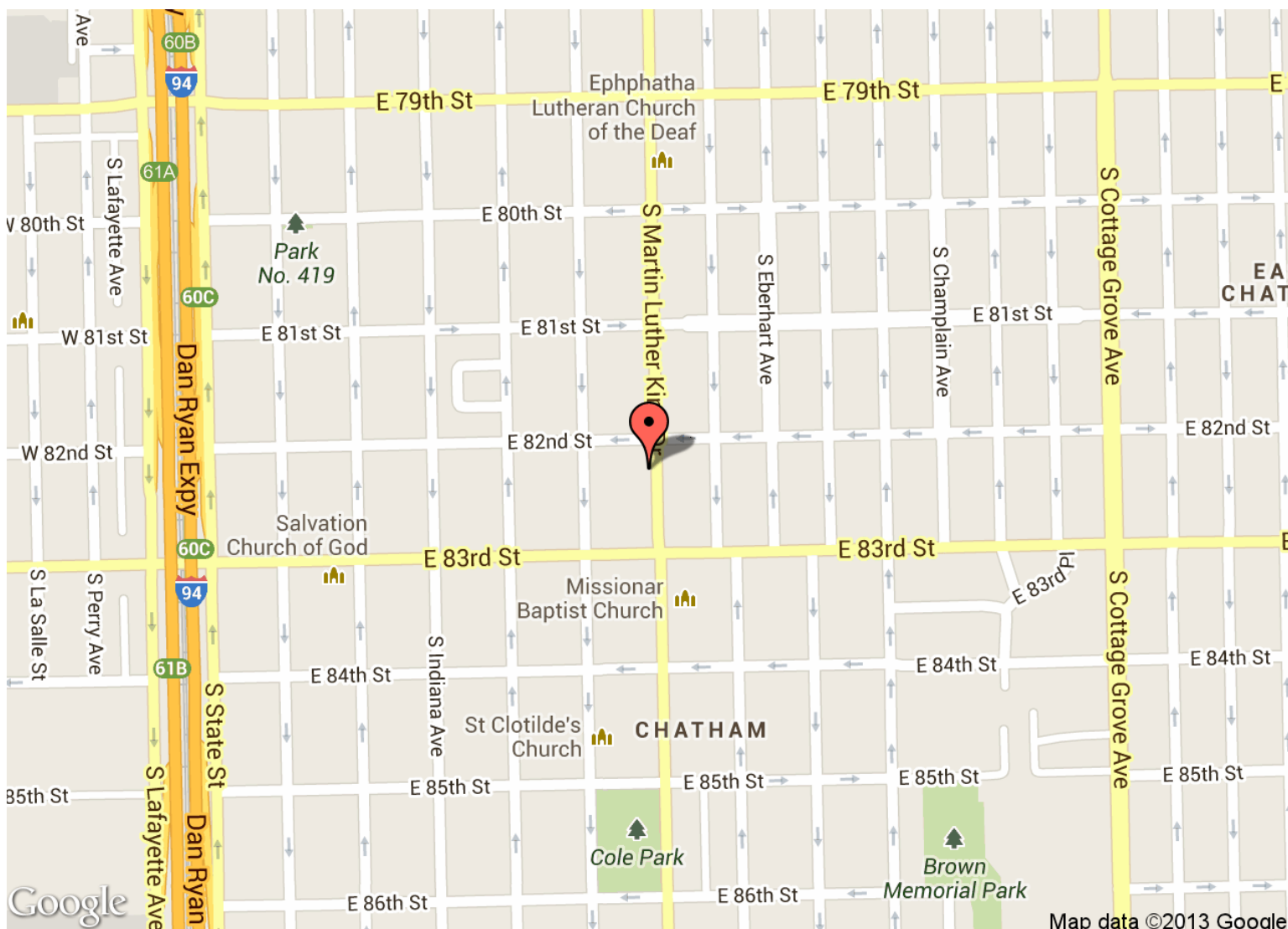
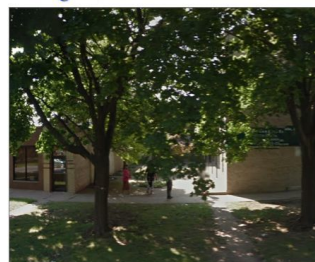
Income Analysis

	Monthly	Annual
Net Operating Income	\$7,064	\$84,770
Cash Flow	\$2,904	\$34,843

Financial Metrics

Cap Rate (Purchase Price)	9.8%
Cash on Cash Return (Year 1)	14.5%
Internal Rate of Return (Year 10)	22.6%
Sale Price (Year 10)	\$1,157,112

Google Address 8222 S King Dr Chicago, IL 60619



Purchase Analysis

8222 South King Dr. 21 Units
8222 South King Dr.
Chicago, IL 60649



James Samuelson
219-226-9450
jim@antonagency.com
www.antonagency.com

Purchase Info	
Purchase Price	\$861,000
- First Mortgage	(\$645,750)
- Second Mortgage	(\$0)
= Downpayment	\$215,250
+ Buying Costs	\$25,830
+ Initial Improvements	\$0
= Initial Cash Invested	\$241,080
Total Number of Units	21
Cost per Unit	\$41,000
Average Monthly Rent per Unit	\$633

Mortgages	First	Second
Loan-To-Cost Ratio	75%	0%
Loan-To-Value Ratio	75%	0%
Loan Amount	\$645,750	\$0
Loan Type	Amortizing	
Term	25 Years	
Interest Rate	6%	
Payment	\$4,160.58	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	5.4
Operating Expense Ratio	42.3%
Debt Coverage Ratio	1.70
Cap Rate (Purchase Price)	9.8%
Cash on Cash Return	14.5%

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	\$60,270

Income	Monthly	Annual
Gross Rent	\$13,300	\$159,600
Vacancy Loss	(\$1,064)	(\$12,768)
Operating Income	\$12,236	\$146,832

Expenses (% of Income)	Monthly	Annual
Advertising (2%)	(\$245)	(\$2,937)
Cleaning & Supplies (7%)	(\$833)	(\$10,000)
Insurance (1%)	(\$142)	(\$1,708)
Management Fees (8%)	(\$979)	(\$11,747)
Maintenance (7%)	(\$857)	(\$10,278)
Taxes (5%)	(\$626)	(\$7,514)
Scavenger (1%)	(\$167)	(\$2,000)
Water (5%)	(\$608)	(\$7,293)
Gas (4%)	(\$517)	(\$6,209)
Electricity (2%)	(\$198)	(\$2,377)
Operating Expenses (42%)	(\$5,172)	(\$62,062)

Net Performance	Monthly	Annual
Net Operating Income	\$7,064	\$84,770
- Mortgage Payments	(\$4,161)	(\$49,927)
- Year 1 Improvements	(\$0)	(\$0)
= Cash Flow	\$2,904	\$34,843

Buy and Hold Projection

8222 South King Dr. 21 Units
 8222 South King Dr.
 Chicago, IL 60649



James Samuelson
 219-226-9450
 jim@antonagency.com
 www.antonagency.com

Income	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Gross Rent	\$159,600	\$164,388	\$169,320	\$179,631	\$208,242	\$279,860	\$376,108
Vacancy Loss	(\$12,768)	(\$13,151)	(\$13,546)	(\$14,370)	(\$16,659)	(\$22,389)	(\$30,089)
Operating Income	\$146,832	\$151,237	\$155,774	\$165,261	\$191,582	\$257,471	\$346,019

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Advertising	(\$2,937)	(\$3,025)	(\$3,115)	(\$3,305)	(\$3,832)	(\$5,149)	(\$6,920)
Cleaning & Supplies	(\$10,000)	(\$10,300)	(\$10,609)	(\$11,255)	(\$13,048)	(\$17,535)	(\$23,566)
Insurance	(\$1,708)	(\$1,759)	(\$1,812)	(\$1,922)	(\$2,229)	(\$2,995)	(\$4,025)
Management Fees	(\$11,747)	(\$12,099)	(\$12,462)	(\$13,221)	(\$15,327)	(\$20,598)	(\$27,682)
Maintenance	(\$10,278)	(\$10,587)	(\$10,904)	(\$11,568)	(\$13,411)	(\$18,023)	(\$24,221)
Taxes	(\$7,514)	(\$7,739)	(\$7,972)	(\$8,457)	(\$9,804)	(\$13,176)	(\$17,707)
Scavenger	(\$2,000)	(\$2,060)	(\$2,122)	(\$2,251)	(\$2,610)	(\$3,507)	(\$4,713)
Water	(\$7,293)	(\$7,512)	(\$7,737)	(\$8,208)	(\$9,516)	(\$12,788)	(\$17,186)
Gas	(\$6,209)	(\$6,395)	(\$6,587)	(\$6,988)	(\$8,101)	(\$10,888)	(\$14,632)
Electricity	(\$2,377)	(\$2,448)	(\$2,522)	(\$2,675)	(\$3,101)	(\$4,168)	(\$5,602)
Operating Expenses	(\$62,062)	(\$63,924)	(\$65,842)	(\$69,852)	(\$80,977)	(\$108,827)	(\$146,254)

Buy and Hold Projection

8222 South King Dr. 21 Units
 8222 South King Dr.
 Chicago, IL 60649



James Samuelson
 219-226-9450
 jim@antonagency.com
 www.antonagency.com

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$84,770	\$87,313	\$89,932	\$95,409	\$110,605	\$148,644	\$199,765
- Mortgage Payments	(\$49,927)	(\$49,927)	(\$49,927)	(\$49,927)	(\$49,927)	(\$49,927)	(\$0)
- Improvements	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
= Cash Flow	\$34,843	\$37,386	\$40,005	\$45,482	\$60,678	\$98,717	\$199,765
Cap Rate (Purchase Price)	9.8%	10.1%	10.4%	11.1%	12.8%	17.3%	23.2%
Cap Rate (Market Value)	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%
Cash on Cash Return	14.5%	15.5%	16.6%	18.9%	25.2%	40.9%	82.9%
Return on Equity	13.8%	12.8%	12.1%	10.9%	9.1%	7.4%	9.6%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$886,830	\$913,435	\$940,838	\$998,135	\$1,157,112	\$1,555,062	\$2,089,873
- Loan Balance	(\$634,255)	(\$622,052)	(\$609,095)	(\$580,736)	(\$493,042)	(\$215,206)	(\$0)
= Equity	\$252,575	\$291,383	\$331,743	\$417,399	\$664,070	\$1,339,855	\$2,089,873
Loan-to-Value Ratio	71.5%	68.1%	64.7%	58.2%	42.6%	13.8%	0.0%
Potential Cash-Out Refi	(\$13,474)	\$17,353	\$49,491	\$117,958	\$316,936	\$873,337	\$1,462,911

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$252,575	\$291,383	\$331,743	\$417,399	\$664,070	\$1,339,855	\$2,089,873
- Selling Costs	(\$62,078)	(\$63,940)	(\$65,859)	(\$69,869)	(\$80,998)	(\$108,854)	(\$146,291)
= Proceeds After Sale	\$190,497	\$227,443	\$265,884	\$347,529	\$583,072	\$1,231,001	\$1,943,582
+ Cumulative Cash Flow	\$34,843	\$72,228	\$112,233	\$200,418	\$472,518	\$1,279,251	\$2,784,776
- Initial Cash Invested	(\$241,080)	(\$241,080)	(\$241,080)	(\$241,080)	(\$241,080)	(\$241,080)	(\$241,080)
= Net Profit	(\$15,741)	\$58,591	\$137,037	\$306,868	\$814,510	\$2,269,172	\$4,487,278
Internal Rate of Return	-6.5%	12.3%	18.3%	21.9%	22.6%	21.4%	20.8%
Return on Investment	-7%	24%	57%	127%	338%	941%	1,861%

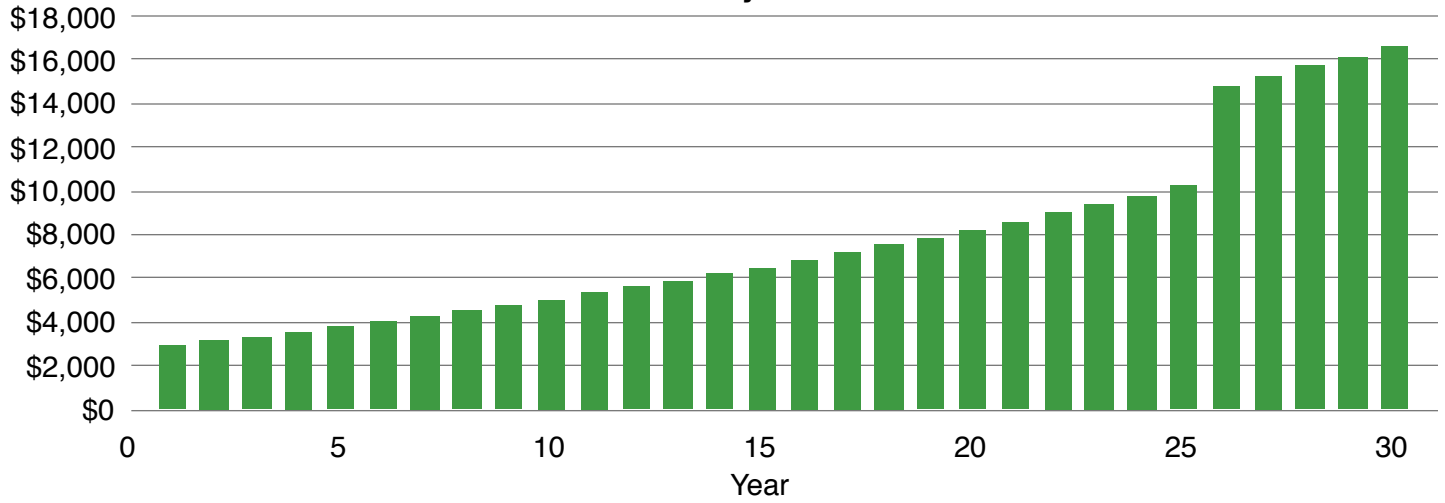
Graphs

8222 South King Dr. 21 Units
 8222 South King Dr.
 Chicago, IL 60649

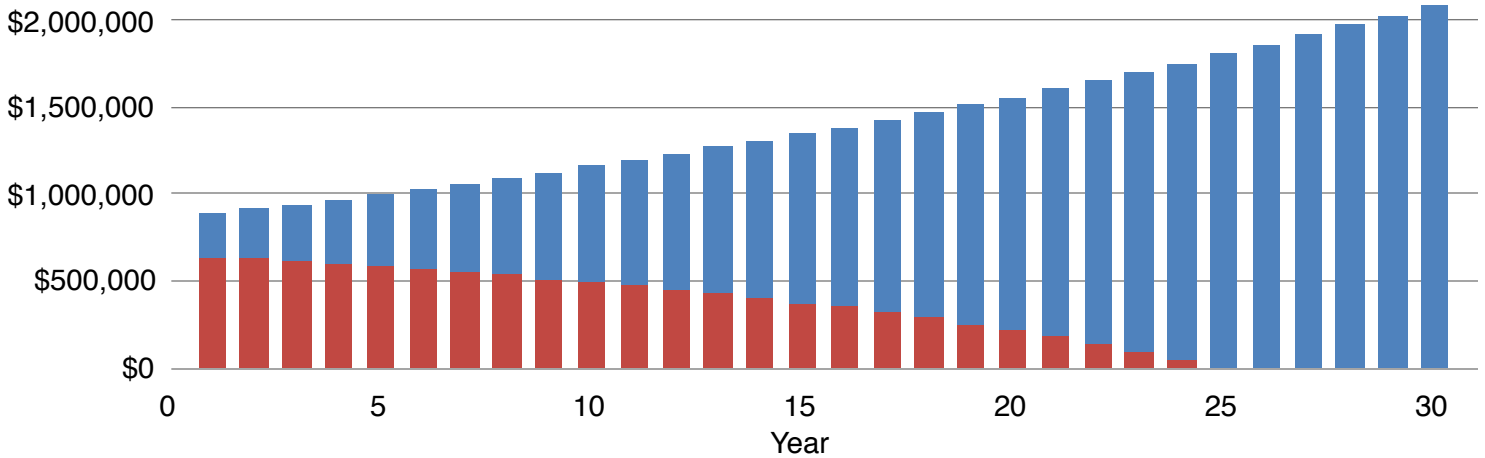


James Samuelson
 219-226-9450
 jim@antonagency.com
 www.antonagency.com

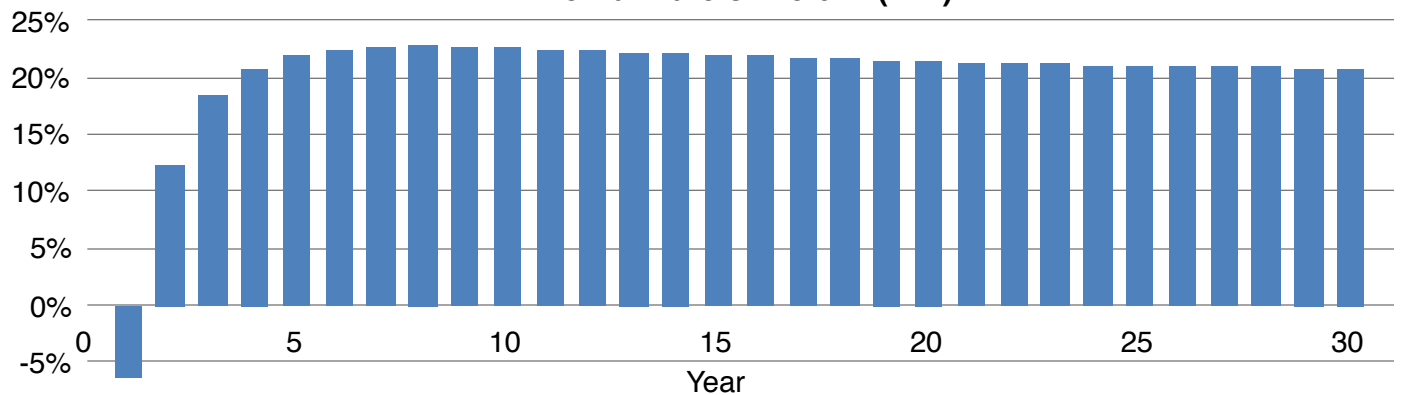
Monthly Cash Flow



■ Loan Balance + ■ Equity = Market Value



Internal Rate of Return (IRR)



Rent Roll

8222 South King Dr. 21 Units
8222 South King Dr.
Chicago, IL 60649



James Samuelson
219-226-9450
jim@antonagency.com
www.antonagency.com

Unit Description	Square Feet	Units of This Type	Rent (Per Unit)
1 Bed	0	14	\$600 Per Month
Retail	0	7	\$700 Per Month
Totals for Year 1			
Total Number of Units			21
Total Area (Sum of Units)			0 Square Feet
Total Rent (Sum of Units)			\$13,300 Per Month, \$159,600 Per Year