

# Multi-Family Investment Properties

Property Address: **7954-7958 S Harvard Ave South**  
 Property City: **Chicago**  
**Illinois**

Units: **12**  
 Built: **1929**

			Percent of EGI
Gross Rental Income:	Apartments	\$82,560	100.00%
	Miscellaneous		0.00%
	Laundry	\$0	0.00%
	Subtotal	\$82,560	100.00%
	Less Vacancy @	0%	\$0 0.00%
<b>Total Effective Gross Income (EGI)</b>		<b>\$82,560</b>	<b>100.00%</b>

## OPERATING EXPENSES:

Real Estate Tax	Proration:	1.05%	\$11,206	13.57%
Janitor			\$2,400	2.91%
Property Management Company @	4%	or \$4,228	\$4,228	5.12%
Lawn and Snow Care			\$1,110	1.34%
Electric			\$0	0.00%
Water/City Sewer			\$2,415	2.93%
Waste Disposal			\$0	0.00%
Advertising	1%	or \$0	\$0	0.00%
Insurance			\$1,073	1.30%
Mtce/Repairs and Reserve Fund @	3%	or \$0	\$1,299	1.57%
Other, supplies, advertising, legal @	1%	or \$0	\$1,348	1.63%
<b>TOTAL OPERATING EXPENSES</b>			<b>\$25,079</b>	<b>30.38%</b>

## NET OPERATING INCOME (NOI)

\$57,481 69.62%

## Asking Price

## Purchase Price

## Cap Rate:

\$350,000  
 \$350,000 100.00%  
**16.42%**

## Financing First Mortgage

Loan to Value Ratio (LTV) 80.00% \$280,000  
 Interest Rate 4.50% \$17,025 P&I  
 Loan period in years 30  
 Base year of loan 2015

Base month of loan

Jan

Debit Service Ratio (DSR)

3.38

Financing Second Mortgage

Loan to Value Ratio (LTV)

0.00%

 or 

\$0

\$0

Interest Rate

7.00%

\$0

These will normally be" Interest Only" Loans

Downpayment

\$70,000

Depreciation (27.5 years)

\$10,182

Before Tax Cash Flow:

NOI before interest, depreciation & taxes

\$57,481

Interest Expense

\$12,508

Principal Payments

\$4,517

Net before tax cash flow after P&I payments

\$40,456

Monthly cash to owner

\$3,371

Annual cash to owner

\$40,456

Before-tax cash flow ROI per annum

65.81%

Capital Appreciation: (ROI)

	Assumed		Principal Reduction	Equity	Original Investment	Profit	Appreciation ROI	ROI per Year	
Purchase	2015	Appreciation	\$350,000						
Value in:	2020	5%	\$446,699	\$16,433	\$174,603	\$61,472	\$113,131	184.04%	36.81%
	2025	5%	\$570,113	\$39,725	\$321,310	\$61,472	\$259,838	422.70%	42.27%
	2020	2.50%	\$395,993	\$16,433	\$123,897	\$61,472	\$62,425	101.55%	20.31%
	2025	2.50%	\$448,030	\$39,725	\$199,226	\$61,472	\$137,755	224.09%	22.41%

Estimated Credits to Buyer at Closing:

Property Taxes

Number of Months: 6

Prior Year

\$5,603

Override Amount

	Number of Months:	6	Current Year	\$5,603	Override Amount	\$0.00
Security Deposits				\$5,603		
Last Month's Rent				\$0		
Prepaid Rent (close on the first)				\$94		
				<u>\$16,903</u>		
<b>Estimated Buyer Cash at Closing:</b>						
Downpayment				\$70,000	<b>Assumes no escrow on property taxes</b>	
Title Insurance				\$3,375		
Other,i.e. attorney, inspections, appraisal, etc.				\$5,000		
				<u>\$78,375</u>		
Less: Seller credits listed above				\$16,903		
Estimated Net Required				<u>\$61,472</u>		
<b>Condo Conversion:</b>						
List price per unit:		\$0.00				
Current condo market value:		\$0.00				
Allowance for condo conversion costs and profit		<u>\$0.00</u>				
<b>DISCLAIMER: The above financial analysis is based on information provided through the MLS listing or other financial services. This information may have inaccuracies in it. The projections are meant to show a prospective investor what the property could do and is not intended as a guarantee of results. Some of the numbers used above are estimates that may change significantly when actual numbers are known. It is advisable to seek counsel from your financial advisor/CPA.</b>						