



630-587-7400

12716 S Peoria Street, Chicago, IL 60643



Purchase Price **\$130,000**
 Property Type **Single Family**
 Beds/Baths **3 bed, 1 bath**
 # of units **1**
 Square Feet **1,080**
 Occupancy Status **Occupied**
 Year Build **1955**

- 8%** • Cap Rate
- 12.5%** • Total Return
- \$865** • Monthly Cash Flow
• Cash Purchase
- \$299** • Monthly Return
• Conventional Purchase

"All information provided by GC Realty & Development, LLC is provided in good faith.

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Property Information

Tenant Occupied

Tenant Pays Gas and Electricity

Detached Garage

Financial Details

	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Scheduled Rent	16380	16789.5	17209	17639	18080
Less Vacancy Amount	819	839	860	882	904
Gross Operating Income	15561	15950	16349	16757	17176
Annual Operating Expenses					
Property Management	1245	1276	1308	1341	1374
Annual Property Tax	1341	1374	1409	1444	1480
Annual Insurance Premium	600	615	630	646	662
Repairs and Maintenance	1310	1343	1377	1411	1446
Landscaping/Snow Removal	0	0	0	0	0
Utilities	687	704	722	740	758
Total Operating Expenses	5183	5313	5445	5582	5721
Net Operating Income	10378	10637	10903	11176	11455
Cap Rate	8.0%	8.2%	8.4%	8.6%	8.8%

Cash on Cash ROI

Down Payment (20%)	26000				
**Estimated Closing Costs	2600				
Total Loan Payment	7784	7784	7784	7784	7784
Loan Payment Interest (7%)	6794	6722	6645	6563	6475
Loan Payment Principal (30 years)	990	1062	1139	1221	1309
Owner	3584	3915	4258	4613	4981
Total Return	12.5%	13.7%	14.9%	16.1%	17.4%