



630-587-7400

10247 S Van Vlissingen Road, Chicago, IL 60617



Purchase Price **\$135,000**
 Property Type **Single Family**
 Beds/Baths **3 beds, 1 bath**
 # of units **1**
 Square Feet **1,082**
 Occupancy Status **Occupied**
 Year Build **1952**

- 9%** • Cap Rate
- 13.6%** • Total Return
- \$1,017** • Monthly Cash Flow
• Cash Purchase
- \$429** • Monthly Return
• Conventional Purchase

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

Representation or warranty of any kind regarding accuracy or validity of information is not guaranteed.

Property Information

Brick Single Family Subsidy Tenant Lease expires 11/30/2024
 Tenant pays all utilities

Financial Details

	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Scheduled Rent	17040	17466	17903	18350	18809
Less Vacancy Amount	852	873	895	918	940
Gross Operating Income	16188	16593	17008	17433	17869
Annual Operating Expenses					
Property Management	1295	1327	1361	1395	1429
Annual Property Tax	1031	1057	1083	1110	1138
Annual Insurance Premium	811	832	853	874	896
Repairs and Maintenance	852	873	895	918	940
Landscaping/Snow Removal	0	0	0	0	0
Utilities	0	0	0	0	0
Total Operating Expenses	3990	4089	4191	4296	4404
Net Operating Income	12198	12503	12816	13136	13465
Cap Rate	9.0%	9.3%	9.5%	9.7%	10.0%

Cash on Cash ROI

Down Payment (20%)	27000				
Closing Costs	10800				
Total Loan Payment	8083	8083	8083	8083	8083
Loan Payment Interest (7%)	7055	6981	6901	6815	6724
Loan Payment Principal (30 years)	1029	1103	1183	1268	1360
Owner	5144	5523	5915	6321	6741
Total Return	13.6%	14.6%	15.6%	16.7%	17.8%