



630-587-7400

12870 S Green St, Chicago, IL 60643



Purchase Price **\$110,000**
 Property Type **Single Family**
 Beds/Baths **2 beds, 1 bath**
 # of units **1**
 Square Feet **821**
 Occupancy Status **Occupied**
 Year Build **1951**

- 9.3%** • Cap Rate
- 14.7%** • Total Return
- \$856** • Monthly Cash Flow
• Cash Purchase
- \$377** • Monthly Return
• Conventional Purchase

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

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Property Information

Brick Single Family Subsidy Tenant Lease expires 12/31/2023
 Tenant pays all utilities

Financial Details

	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Scheduled Rent	15600	15990	16390	16799	17219
Less Vacancy Amount	780	800	819	840	861
Gross Operating Income	14820	15191	15570	15960	16359
Annual Operating Expenses					
Property Management	1186	1215	1246	1277	1309
Annual Property Tax	1856	1902	1950	1999	2049
Annual Insurance Premium	727	745	764	783	802
Repairs and Maintenance	780	800	819	840	861
Landscaping/Snow Removal	0	0	0	0	0
Utilities	0	0	0	0	0
Total Operating Expenses	4549	4662	4779	4898	5021
Net Operating Income	10271	10528	10791	11061	11338
Cap Rate	9.3%	9.6%	9.8%	10.1%	10.3%

Cash on Cash ROI

Down Payment (20%)	22000				
Closing Costs	8800				
Total Loan Payment	6586	6586	6586	6586	6586
Loan Payment Interest (7%)	5748	5688	5623	5553	5479
Loan Payment Principal (30 years)	838	899	964	1033	1108
Owner	4523	4840	5168	5508	5859
Total Return	14.7%	15.7%	16.8%	17.9%	19.0%