



630-587-7400

17236 Roy St, Lansing, IL 60438



Purchase Price **\$130,000**
 Property Type **Single Family**
 Beds/Baths **3 beds, 1 bath**
 # of units **1**
 Square Feet **1,141**
 Occupancy Status **Occupied**
 Year Build **1953**

- 6.9%** • Cap Rate
- 6.1%** • Total Return
- \$751** • Monthly Cash Flow
• Cash Purchase
- \$185** • 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

Single Family Home Subsidy Tenant Lease expires 3/31/2024
 Tenant pays all utilities

Financial Details

	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Scheduled Rent	17700	18142.5	18596	19061	19537
Less Vacancy Amount	885	907	930	953	977
Gross Operating Income	16815	17235	17666	18108	18561
Annual Operating Expenses					
Property Management	1345	1379	1413	1449	1485
Annual Property Tax	4907	5030	5155	5284	5416
Annual Insurance Premium	670	687	704	722	740
Repairs and Maintenance	885	907	930	953	977
Landscaping/Snow Removal	0	0	0	0	0
Utilities	0	0	0	0	0
Total Operating Expenses	7807	8002	8202	8408	8618
Net Operating Income	9008	9233	9464	9700	9943
Cap Rate	6.9%	7.1%	7.3%	7.5%	7.6%

Cash on Cash ROI

Down Payment (20%)	26000				
Closing Costs	10400				
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	2214	2511	2819	3137	3468
Total Return	6.1%	6.9%	7.7%	8.6%	9.5%