



630-587-7400

9560 S Yates Blvd, Chicago, IL 60617



Purchase Price **\$120,000**
 Property Type **Single Family**
 Beds/Baths **3 beds, 1 bath**
 # of units **1**
 Square Feet **1,104**
 Occupancy Status **Occupied**
 Year Build **1954**

- 7.9%** • Cap Rate
- 9.6%** • Total Return
- \$790** • Monthly Cash Flow
• Cash Purchase
- \$268** • Monthly Return
• Conventional Purchase

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Property Information

Single Family Home Lease expires 2/29/2024 Tenant pays all utilities

Financial Details

	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Scheduled Rent	15300	15682.5	16075	16476	16888
Less Vacancy Amount	765	784	804	824	844
Gross Operating Income	14535	14898	15271	15653	16044
Annual Operating Expenses					
Property Management	1163	1192	1222	1252	1284
Annual Property Tax	2269	2326	2384	2443	2505
Annual Insurance Premium	857	878	900	922	945
Repairs and Maintenance	765	784	804	824	844
Landscaping/Snow Removal	0	0	0	0	0
Utilities	0	0	0	0	0
Total Operating Expenses	5053	5180	5309	5442	5578
Net Operating Income	9482	9719	9962	10211	10466
Cap Rate	7.9%	8.1%	8.3%	8.5%	8.7%

Cash on Cash ROI

Down Payment (20%)	24000				
Closing Costs	9600				
Total Loan Payment	7185	7185	7185	7185	7185
Loan Payment Interest (7%)	6271	6205	6134	6058	5977
Loan Payment Principal (30 years)	914	980	1051	1127	1209
Owner	3211	3514	3828	4153	4489
Total Return	9.6%	10.5%	11.4%	12.4%	13.4%