



630-587-7400

10126 S Yates Blvd, Chicago, IL 60617



Purchase Price **\$115,000**
 Property Type **Single Family**
 Beds/Baths **2 beds, 1 bath**
 # of units **1**
 Square Feet **1,000**
 Occupancy Status **Occupied**
 Year Build **1948**

6.2% • Cap Rate

3.1% • Total Return
• Conventional Purchase

\$2,487 • Monthly Cash Flow
• Cash Purchase

\$67 • Monthly Return
• Conventional Purchase

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

Single Family Lease expires 1/31/2025 Subsidy tenant
 Tenants pay gas and electric

Financial Details

	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Scheduled Rent	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883
Less Vacancy Amount	\$750	\$773	\$796	\$820	\$844
Gross Operating Income	\$14,250	\$14,678	\$15,118	\$15,571	\$16,039
Annual Operating Expenses					
Property Management	\$1,140	\$1,174	\$1,209	\$1,246	\$1,283
Annual Property Tax	\$1,163	\$1,192	\$1,222	\$1,253	\$1,284
Annual Insurance Premium	\$500	\$513	\$525	\$538	\$552
Repairs and Maintenance	\$713	\$734	\$756	\$779	\$802
Landscaping/Snow Removal	\$0	\$0	\$0	\$0	\$0
Utilities	\$518	\$531	\$544	\$558	\$572
Total Operating Expenses	\$4,034	\$4,144	\$4,257	\$4,373	\$4,493
Net Operating Income	\$10,216	\$10,534	\$10,861	\$11,198	\$11,546
Cap Rate	8.9%	9.2%	9.4%	9.7%	10.0%

Cash on Cash ROI

Down Payment (25%)	\$28,750				
Closing Costs	\$5,750				
Total Loan Payment	\$6,886	\$6,886	\$6,886	\$6,886	\$6,886
Loan Payment Interest (7%)	\$6,010	\$5,946	\$5,878	\$5,806	\$5,728
Loan Payment Principal (30 years)	\$876	\$939	\$1,007	\$1,080	\$1,158
Cash Return	\$3,331	\$3,648	\$3,975	\$4,312	\$4,660
Total Return	\$4,207	\$4,587	\$4,983	\$5,393	\$5,818
Total Return	12.2%	13.3%	14.4%	15.6%	16.9%

