



630-587-7400

16777 Wood Street, Hazel Crest, IL 60429



Purchase Price **\$135,000**
 Property Type **Single Family**
 Beds/Baths **3 beds, 1 bath**
 # of units **1**
 Square Feet **1,200**
 Occupancy Status **Occupied**
 Year Build **1925**

- 7.8%** • Cap Rate
- 8.5%** • Total Return
• Conventional Purchase
- \$874** • Monthly Cash Flow
• Cash Purchase
- \$200** • 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 home Tenant pays all utilities Lease through 3/31/2025

Financial Details

	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Scheduled Rent	\$22,200	\$22,866	\$23,552	\$24,259	\$24,986
Less Vacancy Amount	\$1,110	\$1,143	\$1,178	\$1,213	\$1,249
Gross Operating Income	\$21,090	\$21,723	\$22,374	\$23,046	\$23,737
Annual Operating Expenses					
Property Management	\$1,687	\$1,738	\$1,790	\$1,844	\$1,899
Annual Property Tax	\$7,062	\$7,239	\$7,420	\$7,605	\$7,795
Annual Insurance Premium	\$800	\$820	\$841	\$862	\$883
Repairs and Maintenance	\$1,055	\$1,086	\$1,119	\$1,152	\$1,187
Landscaping/Snow Removal	\$0	\$0	\$0	\$0	\$0
Utilities	\$0	\$0	\$0	\$0	\$0
Total Operating Expenses	\$10,604	\$10,883	\$11,169	\$11,462	\$11,764
Net Operating Income	\$10,486	\$10,840	\$11,206	\$11,583	\$11,973
Cap Rate	7.8%	8.0%	8.3%	8.6%	8.9%

Cash on Cash ROI

Down Payment (25%)	\$33,750				
Closing Costs	\$6,750				
Total Loan Payment	\$8,083	\$8,083	\$8,083	\$8,083	\$8,083
Loan Payment Interest (7%)	\$7,055	\$6,981	\$6,901	\$6,815	\$6,724
Loan Payment Principal (30 years)	\$1,029	\$1,103	\$1,183	\$1,268	\$1,360
Cash Return	\$2,403	\$2,757	\$3,122	\$3,500	\$3,890
Total Return	\$3,431	\$3,860	\$4,305	\$4,768	\$5,249
Total Return	8.5%	9.5%	10.6%	11.8%	13.0%

