



630-587-7400

2524 E 97th Place, Chicago, IL 60617



Purchase Price **\$110,000**  
 Property Type **Single Family**  
 Beds/Baths **2 beds, 1 baths**  
 # of units **1**  
 Square Feet **931**  
 Occupancy Status **Occupied**  
 Year Build **1946**

- 8.5%** • Cap Rate
- 10.9%** • Total Return  
• Conventional Purchase
- \$779** • Monthly Cash Flow  
• Cash Purchase
- \$300** • 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      Occupied through 04/30/2025      Tenant pays gas and electric  
 Detached garage

### Financial Details

	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Scheduled Rent	<b>\$15,000</b>	<b>\$15,450</b>	<b>\$15,914</b>	<b>\$16,391</b>	<b>\$16,883</b>
Less Vacancy Amount	\$750	\$773	\$796	\$820	\$844
<b>Gross Operating Income</b>	<b>\$14,250</b>	<b>\$14,678</b>	<b>\$15,118</b>	<b>\$15,571</b>	<b>\$16,039</b>
<b>Annual Operating Expenses</b>					
Property Management	\$1,140	\$1,174	\$1,209	\$1,246	\$1,283
Annual Property Tax	\$1,340	\$1,374	\$1,408	\$1,443	\$1,479
Annual Insurance Premium	\$1,078	\$1,105	\$1,133	\$1,161	\$1,190
Repairs and Maintenance	\$713	\$734	\$756	\$779	\$802
Landscaping/Snow Removal	\$0	\$0	\$0	\$0	\$0
Utilities	\$627	\$643	\$659	\$675	\$692
<b>Total Operating Expenses</b>	<b>\$4,898</b>	<b>\$5,029</b>	<b>\$5,164</b>	<b>\$5,303</b>	<b>\$5,446</b>
<b>Net Operating Income</b>	<b>\$9,353</b>	<b>\$9,648</b>	<b>\$9,953</b>	<b>\$10,268</b>	<b>\$10,592</b>
<b>Cap Rate</b>	<b>8.5%</b>	<b>8.8%</b>	<b>9.0%</b>	<b>9.3%</b>	<b>9.6%</b>

### Cash on Cash ROI

Down Payment (25%)	\$27,500				
Closing Costs	\$5,500				
Total Loan Payment	\$6,586	\$6,586	\$6,586	\$6,586	\$6,586
Loan Payment Interest (7%)	\$5,748	\$5,688	\$5,623	\$5,553	\$5,479
Loan Payment Principal (30 years)	\$838	\$899	\$964	\$1,033	\$1,108
Cash Return	\$2,766	\$3,062	\$3,367	\$3,681	\$4,006
<b>Total Return</b>	<b>\$3,604</b>	<b>\$3,960</b>	<b>\$4,330</b>	<b>\$4,715</b>	<b>\$5,114</b>
<b>Total Return</b>	<b>10.9%</b>	<b>12.0%</b>	<b>13.1%</b>	<b>14.3%</b>	<b>15.5%</b>

