



630-587-7400

163 Central Avenue, Matteson, IL 60443



Purchase Price **\$110,000**
 Property Type **Single Family**
 Beds/Baths **3 beds, 1 bath**
 # of units **1**
 Square Feet **892**
 Occupancy Status **Occupied**
 Year Build **1973**

8.6% • Cap Rate

12.4% • Total Return
• Conventional Purchase

\$786 • Monthly Cash Flow
• Cash Purchase

\$265 • 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 Townhouse style condo Tenant pays all utilities
 Subsidy tenant Lease expires 3/31/2025

Financial Details

	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Scheduled Rent	\$16,440	\$16,933	\$17,441	\$17,964	\$18,503
Less Vacancy Amount	\$822	\$847	\$872	\$898	\$925
Gross Operating Income	\$15,618	\$16,087	\$16,569	\$17,066	\$17,578
Annual Operating Expenses					
Property Management	\$1,249	\$1,287	\$1,326	\$1,365	\$1,406
Annual Property Tax	\$3,474	\$3,561	\$3,650	\$3,741	\$3,834
Annual Insurance Premium	\$680	\$697	\$714	\$732	\$751
Repairs and Maintenance	\$781	\$804	\$828	\$853	\$879
Landscaping/Snow Removal	\$0	\$0	\$0	\$0	\$0
Utilities	\$0	\$0	\$0	\$0	\$0
Total Operating Expenses	\$6,184	\$6,349	\$6,518	\$6,692	\$6,870
Net Operating Income	\$9,434	\$9,738	\$10,051	\$10,374	\$10,708
Cap Rate	8.6%	8.9%	9.1%	9.4%	9.7%

Cash on Cash ROI

Down Payment (25%)	\$27,500				
Closing Costs	\$5,500				
Total Loan Payment	\$6,257	\$6,257	\$6,257	\$6,257	\$6,257
Loan Payment Interest (6.5%)	\$5,335	\$5,274	\$5,208	\$5,137	\$5,062
Loan Payment Principal (30 years)	\$922	\$984	\$1,050	\$1,120	\$1,195
Cash Return	\$3,176	\$3,480	\$3,794	\$4,117	\$4,451
Total Return	\$4,098	\$4,464	\$4,843	\$5,237	\$5,646
Total Return	12.4%	13.5%	14.7%	15.9%	17.1%