



630-587-7400

8934 S Emerald Avenue, Chicago, IL 60620



Purchase Price **\$120,000**  
 Property Type **Single Family**  
 Beds/Baths **4 beds, 1 bath**  
 # of units **1**  
 Square Feet **770**  
 Occupancy Status **Occupied**  
 Year Build **1920**

**9.3%** • Cap Rate

**14.9%** • Total Return  
• Conventional Purchase

**\$933** • Monthly Cash Flow  
• Cash Purchase

**\$365** • 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                      Lease expires 2/28/2025                      Tenant pays gas and electric  
 Subsidy tenant

### Financial Details

	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Scheduled Rent	<b>\$17,400</b>	<b>\$17,922</b>	<b>\$18,460</b>	<b>\$19,013</b>	<b>\$19,584</b>
Less Vacancy Amount	\$870	\$896	\$923	\$951	\$979
<b>Gross Operating Income</b>	<b>\$16,530</b>	<b>\$17,026</b>	<b>\$17,537</b>	<b>\$18,063</b>	<b>\$18,605</b>
Annual Operating Expenses					
Property Management	\$1,322	\$1,362	\$1,403	\$1,445	\$1,488
Annual Property Tax	\$635	\$650	\$667	\$683	\$700
Annual Insurance Premium	\$500	\$513	\$525	\$538	\$552
Repairs and Maintenance	\$827	\$851	\$877	\$903	\$930
Landscaping/Snow Removal	\$0	\$0	\$0	\$0	\$0
Utilities	\$2,045	\$2,096	\$2,148	\$2,202	\$2,257
<b>Total Operating Expenses</b>	<b>\$5,328</b>	<b>\$5,472</b>	<b>\$5,620</b>	<b>\$5,772</b>	<b>\$5,928</b>
<b>Net Operating Income</b>	<b>\$11,202</b>	<b>\$11,554</b>	<b>\$11,916</b>	<b>\$12,291</b>	<b>\$12,677</b>
<b>Cap Rate</b>	<b>9.3%</b>	<b>9.6%</b>	<b>9.9%</b>	<b>10.2%</b>	<b>10.6%</b>

### Cash on Cash ROI

Down Payment (25%)	\$30,000				
Closing Costs	\$6,000				
Total Loan Payment	\$6,826	\$6,826	\$6,826	\$6,826	\$6,826
Loan Payment Interest (6.5%)	\$5,820	\$5,753	\$5,681	\$5,604	\$5,523
Loan Payment Principal (30 years)	\$1,006	\$1,073	\$1,145	\$1,222	\$1,304
Cash Return	\$4,375	\$4,727	\$5,090	\$5,464	\$5,850
<b>Total Return</b>	<b>\$5,381</b>	<b>\$5,801</b>	<b>\$6,235</b>	<b>\$6,686</b>	<b>\$7,154</b>
<b>Total Return</b>	<b>14.9%</b>	<b>16.1%</b>	<b>17.3%</b>	<b>18.6%</b>	<b>19.9%</b>