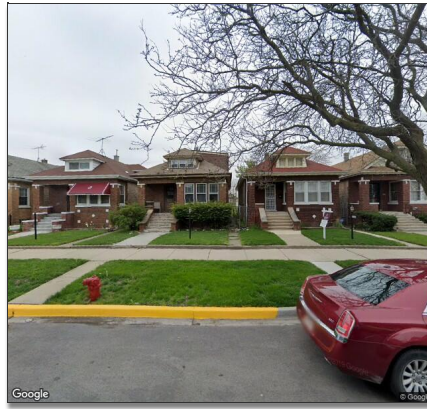


Rental Project

7528 S Aberdeen St, Chicago, IL 60620, USA

Bedrooms: 5, **Bathrooms:** 2.0, **Sqft:** 1808, **Lot Size:** 3500, **Year Built:** 1922



Deal Summary

Initial Investment

Purchase Price	\$30,000
Purchase Costs	\$3,138
Rehab Costs	\$50,000
Rehab Contingency (15%)	\$7,500
Construction Holding Costs	\$7,625
Total Project Costs	\$98,263
Financing	(\$87,324)
Cash out of Pocket	\$10,939

Property Value

After Repair Value (ARV)	\$200,688
Annual Appreciation Rate	4.00%
Value at Project End	\$244,168

Project Timing

Construction Time	3.0 Months
Rental During Rehab?	No
Income Starts in Month	4
Total Project Length	6 Years

Financial KPIs

Cash Flow (Year 1)	(\$3,683)
Cash-On-Cash Return (Year 1)	-33.67%
Internal Rate of Return (Project)	11.77%

Monthly Cash Flow (Starting Month 4)

Income

Gross Scheduled Rents	\$1,500
Scheduled Other Income	\$0
Vacancy Loss	(\$75)
Effective Monthly Income	\$1,425

Expenses

Property Taxes	(\$100)
Property Management	(\$143)
Utilities	(\$0)
CapEx Using average monthly	(\$0)
Total Expenses	(\$242)

Cash Flow

Effective Monthly Income	\$1,425
Expenses	(\$242)
' Loan Payment Does not include origination	(\$433)
Monthly Cash Flow	\$750

Cash-on-Cash Analysis (Year 1)

Income & Expenses

Income (9 Months)

Gross Scheduled Rents	\$13,500
Gross Other Income	\$0
Vacancy Loss	(\$675)
Effective Total Income	\$12,825

Expenses

Property Taxes	(\$1,197)
Property Management	(\$1,283)
Utilities	\$0
CapEx Using actual	\$0
Total Expenses	(\$2,480)

Financing

AQ/REhab	(\$3,157)
Rehab only	(\$4,169)
Refinance	(\$6,702)
Total Mortgage Payment <small>Includes all financing costs</small>	(\$14,028)

Cash-on-Cash Analysis

Cash Flow (Year 1)

Total Income	\$12,825
Expenses	(\$2,480)
Mortgage Payment	(\$14,028)
Total Cash Flow	(\$3,683)

Initial Investment

Purchase Price	\$30,000
Purchase Costs	\$3,138
Rehab Costs	\$50,000
Rehab Contingency (15%)	\$7,500
Construction Holding Costs	\$7,625
Total Cash Needed	\$98,263
Purchase Financing	(\$87,324)
Cash out of Pocket	\$10,939

Cash-on-Cash Return

Year 1 Cash Flow / Cash out of Pocket

-33.67%

Annual Performance (Years 1-6)

Project Year	1	2	3	4	5	6
Gross Income						
Scheduled Gross Rents	\$13,500	\$18,450	\$18,911	\$19,384	\$19,869	\$5,091
Sch. Other Income	\$0	\$0	\$0	\$0	\$0	\$0
Total Sch. Gross Income	\$13,500	\$18,450	\$18,911	\$19,384	\$19,869	\$5,091
Vacancy Loss	(\$675)	(\$923)	(\$946)	(\$969)	(\$993)	(\$255)
Effective Gross Income	\$12,825	\$17,527	\$17,966	\$18,415	\$18,875	\$4,837
Operating Expenses						
Property Taxes	(\$1,197)	(\$1,245)	(\$1,295)	(\$1,346)	(\$1,400)	(\$364)
Property Management	(\$1,283)	(\$1,753)	(\$1,797)	(\$1,841)	(\$1,888)	(\$484)
Utilities & Expenses	\$0	\$0	\$0	\$0	\$0	\$0
Total OpEx	(\$2,480)	(\$2,998)	(\$3,091)	(\$3,188)	(\$3,288)	(\$848)
Net Operating Income	\$10,346	\$14,530	\$14,874	\$15,227	\$15,587	\$3,989
Capital Expenditures						
Replacements	\$0	\$0	\$0	\$0	\$0	\$0
Net Income After Expenses	\$10,346	\$14,530	\$14,874	\$15,227	\$15,587	\$3,989
Financing						
Principal	(\$1,191)	(\$1,645)	(\$1,712)	(\$1,781)	(\$1,854)	(\$475)
Interest + Fees	(\$12,837)	(\$3,548)	(\$3,481)	(\$3,411)	(\$3,339)	(\$823)
Total Payment	(\$14,028)	(\$5,193)	(\$5,193)	(\$5,193)	(\$5,193)	(\$1,298)
Performance						
Cash Flow	(\$3,683)	\$9,337	\$9,682	\$10,034	\$10,395	\$2,691
Property Value	\$200,688	\$208,716	\$217,064	\$225,747	\$234,777	\$244,168
Cap Rate	5.16%	6.96%	6.85%	6.75%	6.64%	1.63%
Gross Rent Multiplier (GRM)	14.87	11.31	11.48	11.65	11.82	47.96
Operating Expense Ratio (OER)	19.33%	17.10%	17.21%	17.31%	17.42%	17.53%
Outstanding Loans	(\$89,581)	(\$87,942)	(\$86,236)	(\$84,460)	(\$82,612)	(\$82,139)
Equity	\$111,107	\$120,774	\$130,828	\$141,286	\$152,164	\$162,029
Rolling Income After Expenses	\$10,346	\$24,875	\$39,750	\$54,977	\$70,564	\$74,553
Rolling Interest & Fees	(\$12,837)	(\$16,385)	(\$19,866)	(\$23,277)	(\$26,616)	(\$27,439)
Acquisition/Disp	(\$72,309)	(\$72,309)	(\$72,309)	(\$72,309)	(\$72,309)	(\$72,309)
Profit From Sale	\$68,387	\$87,397	\$107,139	\$127,637	\$148,916	\$161,473

Comps

Address	Dist	Beds	Baths	Sqft	Sold (\$)	\$/sqft	Sale date
7505 South May Street	0.057 miles	3	2.0	2112	\$140,000	\$66	2019-03-12
7753 S May St	0.29 miles	3	2.0	1806	\$200,000	\$111	2019-01-28
7817 South Aberdeen Street	0.34 miles	6	2.0	1956	\$305,000	\$156	2019-07-08
Average:					\$215,000	\$111	

CMA Summary



By Average of Sales

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted Sales ARV	\$215,000	Avg of Sales ARV	\$215,000
Subject Sqft	1,808	Subject Sqft	1,808
Adjusted \$/sqft	\$119	Avg of Sales ARV \$/sqft	\$119

By Average of \$/Sqft

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted \$/sqft	\$111	Avg of Unadjusted \$/sqft	\$111
Subject Sqft	1,808	Subject Sqft	1,808
Calculated Adj. ARV	\$200,688	Calculated ARV	\$200,688

CMA Detail

Basics	Subject		Comparable		Comparable		Comparable	
							Image Not Available	
Address	7528 S Aberdeen St, Chicago, IL 60620, USA		7505 South May Street, Chicago, IL 60620, USA		7753 S May St, Chicago, IL 60620, USA		7817 South Aberdeen Street, Chicago, IL 60620, USA	
Sold Date		2010-11-08		2019-03-12		2019-01-28		2019-07-08
Sold \$				\$140,000		\$200,000		\$305,000
Sqft		1,808		2,112		1,806		1,956
\$/sqft		\$0		\$66		\$111		\$156
Features	Feature Values	Units	Units	Adjustment	Units	Adjustment	Units	Adjustment
Bedrooms	\$0	5.00	3.00	\$0	3.00	\$0	6.00	\$0
Bathrooms	\$0	2.00	2.00	\$0	2.00	\$0	2.00	\$0
Garage spaces	\$0	0.00	0.00	\$0	0.00	\$0	0.00	\$0
Carport spaces	\$0	0.00	0.00	\$0	0.00	\$0	0.00	\$0
Lot size sqft	\$0	3,500.00	3,624.00	\$0	3,720.00	\$0	3,484.00	\$0
Basement sqft	\$0	0.00	0.00	\$0	0.00	\$0	0.00	\$0
Has pool	\$0	0.00	0.00	\$0	0.00	\$0	0.00	\$0
Has view	\$0	0.00	0.00	\$0	0.00	\$0	0.00	\$0
Adjustment Subtotals				\$0		\$0		\$0
Adjusted \$/sqft		\$119		\$66		\$111		\$156
Adjusted ARV \$		\$215,000		\$140,000		\$200,000		\$305,000
Notes								

Loans

Name	Amount Financed (\$)	Rate (%)	Points	Fees	Term	Total of Payments
AQ/REhab. An interest only purchase loan for the financing of purchase costs	\$29,824	13.00%	4.00	\$995	3 Months	\$3,157
Rehab only. An interest only purchase loan for the financing of rehab costs	\$57,500	13.00%	4.00	\$0	3 Months	\$4,169
Refinance. An amortized refinance loan for the financing of purchase and rehab costs	\$90,638	4.00%	2.00	\$995	360 Months	\$28,771
Total Payments:						\$36,097

Property Photos

