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
Total Project Costs Financing	\$98,263 (\$87,324)

Property Value

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

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

'Loan Payment

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

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)

(\$433)

Cash-on-Cash Analysis (Year 1)

Income & Expenses

Income (9 Months)

Effective Total Income	\$12.825
Vacancy Loss	(\$675)
Gross Other Income	\$0
Gross Scheduled Rents	\$13,500

Refinance

Total Mortgage Payment

Includes all financing costs

Expenses	
Property Taxes	(\$1,197)
Property Management	(\$1,283)
Utilities	\$0
CapEx	\$0
Using actual	
Total Expenses	(\$2,480)
Financing	
AQ/REhab	(\$3,157)
Rehab only	(\$4,169)

(\$6,702) (\$14,028)

Cash-on-Cash Analysis

Cash Flow (Year 1)

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

Initial Investment

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

Cash-on-Cash Return

Year 1 Cash Flow / Cash out of Pocket

-33.67%

Annual Performance (Years 1-6)

Scheduled Gross Rentis \$13,500 \$18,450 \$18,911 \$19,384 \$19,889 \$5,091 Sch. Other Income \$0	Project Year	1	2	3	4	5	6
Sch. Other Income \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Gross Income						
	Scheduled Gross Rents	\$13,500	\$18,450	\$18,911	\$19,384	\$19,869	\$5,091
Vacancy Loss (\$675) (\$923) (\$946) (\$969) (\$939) (\$255)	Sch. Other Income	\$0	\$0	\$0	\$0	\$0	\$0
State Stat	Total Sch. Gross Income	\$13,500	\$18,450	\$18,911	\$19,384	\$19,869	\$5,091
Property Taxes (\$1,197) (\$1,245) (\$1,295) (\$1,346) (\$1,400) (\$364)	Vacancy Loss	(\$675)	(\$923)	(\$946)	(\$969)	(\$993)	(\$255)
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 \$0 \$0 Total OpEx (\$2,480) (\$2,999) (\$3,091) (\$3,189) (\$3,289) (\$348) Net Operating Income \$10,346 \$14,530 \$14,874 \$15,227 \$15,587 \$3,989 Capital Expenditures Replacements \$0 \$0 \$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) (\$1,791) (\$1,849) (\$2,399) Total Payment (\$14,028) (\$5,193) (\$5,193) (\$5,193) (\$5,193) (\$5,193) (\$1,299) Performance Caphale \$20,688 \$208,716 \$21,7064 \$225,747 \$234,777 \$244,168 Cap Rate \$5,16% \$6,96% \$6,85% \$6,75% \$6,64% \$1,63% \$1,636 \$1,638	Effective Gross Income	\$12,825	\$17,527	\$17,966	\$18,415	\$18,875	\$4,837
Property Management (\$1.283) (\$1.753) (\$1.797) (\$1.841) (\$1.888) (\$484) Utilities & Expenses \$0 \$0 \$0 \$0 \$0 \$0 \$0 Total Opex (\$2.480) (\$2.980) (\$3.091) (\$3.188) (\$3.288) (\$848) Net Operating Income \$10,346 \$14,530 \$14,874 \$15,227 \$15,587 \$3,989 Capital Expenditures Principal \$0 \$0 \$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) (\$5.193) (\$1.098) Performance Cap Rate \$1.69 \$20,888 \$208,716 \$217,064 \$225,747 \$234,777 \$244,168 Gross Rent Multiplier (GRM) \$1.487 \$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 Interest & Fees \$10.346 \$24.875 \$39,750 \$54,977 \$70.564 \$74,553 Rolling Interest & Fees \$10.000 \$72.309) (\$72.309) (\$72.309) (\$72.309) (\$72.309) (\$72.309) (\$72.309) (\$72.309)	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)
Net Operating Income \$10,346 \$14,530 \$14,874 \$15,227 \$15,587 \$3,989 \$15,227 \$15,587 \$3,989 \$10,346 \$10,346 \$14,530 \$14,874 \$15,227 \$15,587 \$3,989 \$10,346 \$10,346 \$14,530 \$14,874 \$15,227 \$15,587 \$3,989 \$15,100 \$10,0	Utilities & Expenses	\$0	\$0	\$0	\$0	\$0	\$0
Capital Expenditures \$0 <td>Total OpEx</td> <td>(\$2,480)</td> <td>(\$2,998)</td> <td>(\$3,091)</td> <td>(\$3,188)</td> <td>(\$3,288)</td> <td>(\$848)</td>	Total OpEx	(\$2,480)	(\$2,998)	(\$3,091)	(\$3,188)	(\$3,288)	(\$848)
Replacements \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	Net Operating Income	\$10,346	\$14,530	\$14,874	\$15,227	\$15,587	\$3,989
Net Income After Expenses \$10,346 \$14,530 \$14,874 \$15,227 \$15,587 \$3,989	Capital Expenditures						
Financing Financipal (\$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 Usual Support of Sup	Replacements	\$0	\$0	\$0	\$0	\$0	\$0
Principal (\$1,191) (\$1,645) (\$1,712) (\$1,781) (\$1,854) (\$475) (\$475) (\$1,191) (\$1,845) (\$3,481) (\$3,411) (\$3,339) (\$823) (\$1014 Payment) (\$14,028) (\$5,193) (\$5,193) (\$5,193) (\$5,193) (\$5,193) (\$1,298) (\$1,298) (\$1,298) (\$1,298) (\$1,0034) (\$1,0395) (\$1,0395) (\$1,0034) (\$1,0395	Net Income After Expenses	\$10,346	\$14,530	\$14,874	\$15,227	\$15,587	\$3,989
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)	Financing						
Total Payment (\$14,028) (\$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)	Principal	(\$1,191)	(\$1,645)	(\$1,712)	(\$1,781)	(\$1,854)	(\$475)
Performance (\$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) (\$96,236) (\$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) (\$7	Interest + Fees	(\$12,837)	(\$3,548)	(\$3,481)	(\$3,411)	(\$3,339)	(\$823)
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) <td>Total Payment</td> <td>(\$14,028)</td> <td>(\$5,193)</td> <td>(\$5,193)</td> <td>(\$5,193)</td> <td>(\$5,193)</td> <td>(\$1,298)</td>	Total Payment	(\$14,028)	(\$5,193)	(\$5,193)	(\$5,193)	(\$5,193)	(\$1,298)
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)	Performance						
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)	Cash Flow	(\$3,683)	\$9,337	\$9,682	\$10,034	\$10,395	\$2,691
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)	Property Value	\$200,688	\$208,716	\$217,064	\$225,747	\$234,777	\$244,168
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)	Cap Rate	5.16%	6.96%	6.85%	6.75%	6.64%	1.63%
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)	Gross Rent Multiplier (GRM)	14.87	11.31	11.48	11.65	11.82	47.96
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)	Operating Expense Ratio (OER)	19.33%	17.10%	17.21%	17.31%	17.42%	17.53%
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)	Outstanding Loans	(\$89,581)	(\$87,942)	(\$86,236)	(\$84,460)	(\$82,612)	(\$82,139)
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)	Equity	\$111,107	\$120,774	\$130,828	\$141,286	\$152,164	\$162,029
Acquisition/Disp (\$72,309) (\$72,309) (\$72,309) (\$72,309) (\$72,309)	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)
Profit From Sale \$68,387 \$87,397 \$107,139 \$127,637 \$148,916 \$161,473	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		Cor	Comparable		mparable	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	
Adjustmen	Subtotals			\$0		\$0		\$0	
Adjusted \$/	sqft	\$119		\$66		\$111		\$156	
Adjusted A	RV \$	\$215,000		\$140,000		\$200,000		\$305,000	

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

