REMAX Premier
Property Acquisition Profile

1207 Dearborn Parkway Chicago Illinios

ADDRESS: 6212 West Montrose Ave

CITY, STATE Chicago IL 60634

PROPERTY FINANCIAL PERFORMANCE - CURRENT

				/sf
INCOME	Current Gross Income		$ 155,496.00	
Gross Operating Income			**$ 155,496.00**	23.04
EXPENSES		$ -		-
Water		$ 3,000.00		0.44
Insurance		$ 5,000.00		0.74
Savenger		$ 1,500.00		0.22
Utilities		$ 300.00		0.04
				-
				-
				-
	Tax - R/E 2024	$ 14,853.00		2.20
Total Expenses			$ 24,653.00	3.65
NET OPERATING INCOME			**$ 130,843.00**	19.38

BUILDING STATISTICS

Units		6
Land Size approx		4,875
Buildings approx Gros		6,750
Gross SF/ Floor		2,250
Parcel ID#		13-17-119-038-0000
Floors		3
Building Description		Brick and Concrete
	Built	1977
	Structure	Bick
	Exterior	Brick
	Zoning	R-3

Unit	Bed/Bath	Rent	TN
1F	2/1	**$ 2,271.00**	
2F	2/1	**$ 2,387.00**	
3F	2/1	**$ 2,260.00**	
1R	2/1	**$ 2,300.00**	
2R	2/1	**$ 2,240.00**	X
3R	1/1	**$ 1,500.00**	
		$ 12,958.00	

FINANCING AND RETURN PROJECTION

Proposed Purchase Price			**1,550,000**	230
Purchase Cap Rate			**8.4%**	
Suggested Down Payment			25.0%	
Down Payment Amount			387,500	
Financing	Amount	1,162,500		
	Term-yrs	25		
	Rate	6.88%		
	Annual Debt Service		97,486	
Building Debt Service Coverage Ratio				**1.34**
Net Operating Cash After Debt Service			33,357	
Cash on Cash Simple Rate of Return				**8.6%**

We obtained the information contained in this offering from sources we believe are reliable. However, we have not verified its accuracy