

Chicago Portfolio SFR & Multi 91 Properties

Portfolio Summary		
Total Properties		91
Total Monthly Rent	\$186,868.00	
Total Annual Rent	\$2,242,416.00	
Total NOI	\$1,569,691.20	
Total Sale Price	\$14,545,220.00	
Portfolio Cap Rate		10.79%
Portfolio Loan Amount	\$11,636,176.00	
Annual Debt Service	\$882,582.57	
Cash Flow After Debt	\$687,108.63	
Equity Invested	\$2,909,044.00	
Portfolio Cash-on-Cash		23.62%

Assumptions		
Expense Ratio		30.00%
Target Cap Rate		12.00%
LTV		80.00%
Interest Rate (Annu		6.50%
Amortization (Years		30

Address	Property Type	Exterior Type	Tax Year	Annual Taxes	Monthly Rent	Annual Rent	NOI	Sale Price	Cap Rate	Cash-on-Cash
1134SALBANY	2 unit	Greystone	2023	\$1,693.00	\$2,400.00	\$28,800.00	\$20,160.00	\$210,000.00	9.60%	17.66%
11437 S Calumet	2 unit	Frame	2023	\$1,366.00	\$2,000.00	\$24,000.00	\$16,800.00	\$195,000.00	8.62%	12.74%
124 E 110th Street	2 unit	Brick	2023	\$1,163.08	\$2,200.00	\$26,400.00	\$18,480.00	\$225,000.00	8.21%	10.73%
6119 S Sacramento	2 unit	Brick	2023	\$3,818.00	\$3,200.00	\$38,400.00	\$26,880.00	\$250,000.00	10.75%	23.42%
640 N. Troy	2 unit	Brick	2023	\$5,714.00	\$3,186.00	\$38,232.00	\$26,762.40	\$223,020.00	12.00%	29.66%
6606 S. St. Lawrence	2 unit	Brick	2023	\$2,329.00	\$2,780.00	\$33,360.00	\$23,352.00	\$215,000.00	10.86%	23.97%
6608 s. st. lawrence	2 unit	Brick	2023	\$2,329.00	\$2,780.00	\$33,360.00	\$23,352.00	\$215,000.00	10.86%	23.97%
6622 s. Marquette	2 unit	Brick	2023	\$1,582.00	\$2,400.00	\$28,800.00	\$20,160.00	\$215,000.00	9.38%	16.54%
6634 S Champlain	2 unit	Greystone	2023	\$2,541.00	\$3,135.00	\$37,620.00	\$26,334.00	\$235,000.00	11.21%	25.69%
6731 St Lawrence	2 unit	Brick	2023	\$2,329.00	\$2,482.00	\$29,784.00	\$20,848.80	\$215,000.00	9.70%	18.15%
6844 S Lafayette	2 unit	Frame	2023	\$1,100.94	\$2,483.00	\$29,796.00	\$20,857.20	\$205,000.00	10.17%	20.53%
7038 S Harper Ave	2 unit	Frame	2023	\$2,541.00	\$3,158.00	\$37,896.00	\$26,527.20	\$221,060.00	12.00%	29.66%
7104 S Prairie	2 unit	Brick	2023	\$3,164.61	\$2,760.00	\$33,120.00	\$23,184.00	\$225,000.00	10.30%	21.18%
7827 S Marquette	2 unit	Brick	2023	\$2,753.00	\$2,100.00	\$25,200.00	\$17,640.00	\$195,000.00	9.05%	14.89%
8221 S. Houston	2 unit	Frame	2023	\$2,004.00	\$2,400.00	\$28,800.00	\$20,160.00	\$185,000.00	10.90%	24.15%
8318 s. Houston	2 unit	Frame	2023	\$2,321.00	\$2,700.00	\$32,400.00	\$22,680.00	\$189,000.00	12.00%	29.66%
8628 S. Escanaba	2 unit	Frame	2023	\$1,055.00	\$2,860.00	\$34,320.00	\$24,024.00	\$200,200.00	12.00%	29.66%
8715 S Muskegon	2 unit	Brick	2023	\$635.00	\$2,076.00	\$24,912.00	\$17,438.40	\$215,000.00	8.11%	10.22%
8816 S. Marquette	2 unit	Frame	2023	\$1,057.55	\$2,600.00	\$31,200.00	\$21,840.00	\$185,000.00	11.81%	28.69%
8834 S EXCHANGE	2 unit	Frame	2023	\$356.00	\$2,100.00	\$25,200.00	\$17,640.00	\$195,000.00	9.05%	14.89%
8109 Muskegon	2 unit	Brick	2023	\$1,899.00	\$2,638.00	\$31,656.00	\$22,159.20	\$205,000.00	10.81%	23.71%
6813 S Carpenter	3 unit	Greystone	2023	\$2,320.66	\$3,750.00	\$45,000.00	\$31,500.00	\$262,500.00	12.00%	29.66%
9209 S Greenwood	3 unit	Brick	2023	\$2,110.00	\$3,430.00	\$41,160.00	\$28,812.00	\$265,000.00	10.87%	24.02%
9150 S Ellis	4 unit	Brick	2023	\$2,320.87	\$6,257.00	\$75,084.00	\$52,558.80	\$375,000.00	14.02%	39.74%
7933-35 S Essex	6 unit	Brick	2023	\$3,169.89	\$5,850.00	\$70,200.00	\$49,140.00	\$475,000.00	10.35%	21.39%
7831-33 S Colfax	8 unit	Brick	2023	\$7,999.00	\$7,350.00	\$88,200.00	\$61,740.00	\$550,000.00	11.23%	25.79%
4553 S Michigan	Condo	Brick	2023	\$2,011.00	\$1,470.00	\$17,640.00	\$12,348.00	\$125,000.00	9.88%	19.05%
4800 S Chicago Beach Dr	Condo	Brick	2023	\$2,117.23	\$1,600.00	\$19,200.00	\$13,440.00	\$130,000.00	10.34%	21.35%
10134 S Elizabeth	Single Family	Brick	2023	\$1,322.26	\$2,490.00	\$29,880.00	\$20,916.00	\$185,000.00	11.31%	26.19%
10601 S WABASH	Single Family	Frame	2023	\$913.10	\$1,406.00	\$16,872.00	\$11,810.40	\$105,000.00	11.25%	25.90%
10643 S Lafayette	Single Family	Frame	2023	\$1,805.05	\$1,700.00	\$20,400.00	\$14,280.00	\$119,000.00	12.00%	29.66%
10733 S Forest	Single Family	Frame	2023	\$1,904.00	\$1,450.00	\$17,400.00	\$12,180.00	\$110,000.00	11.07%	25.02%
10750 Wentworth	Single Family	Frame	2023	\$635.00	\$1,700.00	\$20,400.00	\$14,280.00	\$110,000.00	12.98%	34.57%
10804 S Edbrooke	Single Family	Frame	2023	\$984.00	\$1,400.00	\$16,800.00	\$11,760.00	\$98,000.00	12.00%	29.66%
11223 S Vernon	Single Family	Brick	2023	\$1,269.00	\$1,769.00	\$21,228.00	\$14,859.60	\$150,000.00	9.91%	19.19%

11727 S Normal	Single Family	Frame	2023	\$740.00	\$1,554.00	\$18,648.00	\$13,053.60	\$100,000.00	13.05%	34.93%
11915 S LaSalle	Single Family	Brick	2023	\$510.00	\$1,600.00	\$19,200.00	\$13,440.00	\$125,000.00	10.75%	23.42%
11935SWALLACE	Single Family	Brick	2023	\$1,058.00	\$1,400.00	\$16,800.00	\$11,760.00	\$115,000.00	10.23%	20.79%
11952 S Prairie	Single Family	Brick	2023	\$1,375.00	\$1,400.00	\$16,800.00	\$11,760.00	\$125,000.00	9.41%	16.70%
11958 S LaSalle	Single Family	Brick	2023	\$1,163.00	\$1,600.00	\$19,200.00	\$13,440.00	\$175,000.00	7.68%	8.06%
12014 S Normal	Single Family	Frame	2023	\$1,179.69	\$1,400.00	\$16,800.00	\$11,760.00	\$98,000.00	12.00%	29.66%
12015 S Stewart	Single Family	Frame	2023	\$952.00	\$2,000.00	\$24,000.00	\$16,800.00	\$140,000.00	12.00%	29.66%
12026 S State	Single Family	Frame	2023	\$740.00	\$1,500.00	\$18,000.00	\$12,600.00	\$115,000.00	10.96%	24.44%
12354 S Lowe	Single Family	Frame	2023	\$991.00	\$1,198.00	\$14,376.00	\$10,063.20	\$95,000.00	10.59%	22.62%
1244 W 74th Place	Single Family	Frame	2023	\$843.74	\$1,650.00	\$19,800.00	\$13,860.00	\$110,000.00	12.60%	32.66%
12451 S Parnell	Single Family	Frame	2023	\$669.00	\$1,221.00	\$14,652.00	\$10,256.40	\$115,000.00	8.92%	14.25%
13041 S Eberhart	Single Family	Brick	2023	\$634.00	\$1,800.00	\$21,600.00	\$15,120.00	\$125,000.00	12.10%	30.14%
15 E 126th Street	Single Family	Frame	2023	\$1,269.00	\$1,600.00	\$19,200.00	\$13,440.00	\$110,000.00	12.22%	30.75%
1527 E 76th St	Single Family	Frame	2023	\$1,566.00	\$1,500.00	\$18,000.00	\$12,600.00	\$125,000.00	10.08%	20.06%
17002 S Park Lansing IL	Single Family	Brick	2023	\$4,355.00	\$1,023.00	\$12,276.00	\$8,593.20	\$115,000.00	7.47%	7.02%
2059 W 68th St	Single Family	Frame	2023	\$774.00	\$2,569.00	\$30,828.00	\$21,579.60	\$160,000.00	13.49%	37.10%
2125 E 83rd Street	Single Family	Brick	2023	\$949.00	\$1,700.00	\$20,400.00	\$14,280.00	\$145,000.00	9.85%	18.90%
314 W 110th Street	Single Family	Brick	2023	\$740.00	\$1,750.00	\$21,000.00	\$14,700.00	\$122,500.00	12.00%	29.66%
6415 S Eberhart	Single Family	Frame	2023	\$953.00	\$1,500.00	\$18,000.00	\$12,600.00	\$125,000.00	10.08%	20.06%
6437 S Eberhart	Single Family	Brick	2023	\$1,058.00	\$1,430.00	\$17,160.00	\$12,012.00	\$110,000.00	10.92%	24.26%
6653 S. Wabash	Single Family	Brick	2023	\$1,274.00	\$1,500.00	\$18,000.00	\$12,600.00	\$145,000.00	8.69%	13.11%
6756 S Langley	Single Family	Frame	2023	\$953.00	\$1,630.00	\$19,560.00	\$13,692.00	\$125,000.00	10.95%	24.43%
6820 S Artesian	Single Family	Brick	2023	\$2,121.00	\$1,500.00	\$18,000.00	\$12,600.00	\$175,000.00	7.20%	5.66%
6953 S Michigan	Single Family	Brick	2023	\$1,688.00	\$1,450.00	\$17,400.00	\$12,180.00	\$135,000.00	9.02%	14.77%
710 E 93rd Street	Single Family	Frame	2023	\$1,582.00	\$1,400.00	\$16,800.00	\$11,760.00	\$110,000.00	10.69%	23.12%
7226 S Peoria Street	Single Family	Brick	2023	\$711.00	\$1,400.00	\$16,800.00	\$11,760.00	\$110,000.00	10.69%	23.12%
7651 S Langley	Single Family	Frame	2023	\$1,371.00	\$1,502.00	\$18,024.00	\$12,616.80	\$125,000.00	10.09%	20.13%
7726 S Maryland	Single Family	Frame	2023	\$475.00	\$1,600.00	\$19,200.00	\$13,440.00	\$112,000.00	12.00%	29.66%
7820 S. Clyde	Single Family	Frame	2023	\$2,117.00	\$2,025.00	\$24,300.00	\$17,010.00	\$141,750.00	12.00%	29.66%
7914 S Marquette	Single Family	Frame	2023	\$1,055.00	\$1,600.00	\$19,200.00	\$13,440.00	\$125,000.00	10.75%	23.42%
7930 S Avalon	Single Family	Frame	2023	\$2,110.00	\$2,674.00	\$32,088.00	\$22,461.60	\$150,000.00	14.97%	44.53%
7951 S Crandon	Single Family	Brick	2023	\$2,541.00	\$2,554.00	\$30,648.00	\$21,453.60	\$178,780.00	12.00%	29.66%
8004 S Escanaba	Single Family	Frame	2023	\$1,160.00	\$1,448.00	\$17,376.00	\$12,163.20	\$101,360.00	12.00%	29.66%
8005 S Marquette	Single Family	Frame	2023	\$949.00	\$1,500.00	\$18,000.00	\$12,600.00	\$105,000.00	12.00%	29.66%
8011 S Harvard	Single Family	Brick	2023	\$1,371.00	\$1,850.00	\$22,200.00	\$15,540.00	\$175,000.00	8.88%	14.06%
8011 S. Manistee	Single Family	Brick	2023	\$1,477.00	\$1,600.00	\$19,200.00	\$13,440.00	\$145,000.00	9.27%	16.01%
8013 S Marquette	Single Family	Frame	2023	\$949.43	\$1,700.00	\$20,400.00	\$14,280.00	\$145,000.00	9.85%	18.90%
8017 S Escanaba	Single Family	Frame	2023	\$1,010.00	\$2,000.00	\$24,000.00	\$16,800.00	\$110,000.00	15.27%	46.02%
8101 S. Muskegon	Single Family	Brick	2023	\$1,582.00	\$1,450.00	\$17,400.00	\$12,180.00	\$110,000.00	11.07%	25.02%
8103 S. Muskegon	Single Family	Brick	2023	\$1,582.00	\$1,300.00	\$15,600.00	\$10,920.00	\$110,000.00	9.93%	19.30%
8112 S Escanaba	Single Family	Frame	2023	\$949.00	\$1,400.00	\$16,800.00	\$11,760.00	\$110,000.00	10.69%	23.12%
8147 S Saginaw	Single Family	Brick	2023	\$2,531.91	\$1,850.00	\$22,200.00	\$15,540.00	\$145,000.00	10.72%	23.25%
8200 S Saginaw	Single Family	Frame	2023	\$1,371.00	\$1,682.00	\$20,184.00	\$14,128.80	\$110,000.00	12.84%	33.88%
8207 S Marquette	Single Family	Brick	2023	\$2,532.00	\$2,000.00	\$24,000.00	\$16,800.00	\$165,000.00	10.18%	20.57%
8317 S Peoria	Single Family	Frame	2023	\$2,004.00	\$1,400.00	\$16,800.00	\$11,760.00	\$125,000.00	9.41%	16.70%
8322 S. Marquette	Single Family	Frame	2023	\$1,055.00	\$1,900.00	\$22,800.00	\$15,960.00	\$110,000.00	14.51%	42.21%
8426 S KERFOOT	Single Family	Frame	2023	\$872.00	\$1,900.00	\$22,800.00	\$15,960.00	\$133,000.00	12.00%	29.66%
8450 S Colfax	Single Family	Brick	2023	\$3,903.00	\$1,200.00	\$14,400.00	\$10,080.00	\$140,000.00	7.20%	5.66%
8622 S Marquette	Single Family	Brick	2023	\$2,532.00	\$1,750.00	\$21,000.00	\$14,700.00	\$150,000.00	9.80%	18.66%
9021 S Exchange	Single Family	Frame	2023	\$1,058.00	\$1,600.00	\$19,200.00	\$13,440.00	\$110,000.00	12.22%	30.75%
9054 S Wallace	Single Family	Brick	2023	\$2,749.00	\$1,736.00	\$20,832.00	\$14,582.40	\$145,000.00	10.06%	19.94%
9549 S Wentworth	Single Family	Frame	2023	\$635.00	\$1,500.00	\$18,000.00	\$12,600.00	\$105,000.00	12.00%	29.66%
9555 S Bishop	Single Family	Brick	2023	\$635.00	\$1,650.00	\$19,800.00	\$13,860.00	\$115,500.00	12.00%	29.66%
2156 E 97th Place	Townhouse	Brick	2023	\$1,269.00	\$1,147.00	\$13,764.00	\$9,634.80	\$105,000.00	9.18%	15.54%
6759 S Calumet Ave	Townhouse	Brick	2023	\$1,266.00	\$1,450.00	\$17,400.00	\$12,180.00	\$105,000.00	11.60%	27.66%

9918 S Hoxie Ave	Townhouse	Brick	2023	\$1,375.00	\$1,565.00	\$18,780.00	\$13,146.00	\$109,550.00	12.00%	29.66%
				\$151,967.01	\$186,868.00	\$2,242,416.00	\$1,569,691.20	\$14,545,220.00	10.79%	23.62%