



630-587-7400

14828 Oak Street, Dolton, IL 60419



Purchase Price **\$115,000**
 Property Type **Single Family**
 Beds/Baths **2 beds, 1 bath**
 # of units **1**
 Square Feet **936**
 Occupancy Status **Occupied**
 Year Build **1949**

7.9% • Cap Rate

9.6% • Total Return

\$758 • Monthly Cash Flow
 • Cash Purchase

\$258 • 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

Brick exterior Tenants pays all utilities Lease expires 2/28/2026 Central A/C

Financial Details

	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Scheduled Rent	18000	18450	18911	19384	19869
Less Vacancy Amount	900	923	946	969	993
Gross Operating Income	17100	17528	17966	18415	18875
Annual Operating Expenses					
Property Management	1368	1402	1437	1473	1510
Annual Property Tax	4275	4382	4492	4604	4719
Annual Insurance Premium	1456	1492	1530	1568	1607
Repairs and Maintenance	900	923	946	969	993
Landscaping/Snow Removal	0	0	0	0	0
Utilities	0	0	0	0	0
Total Operating Expenses	7999	8199	8404	8615	8830
Net Operating Income	9101	9328	9561	9800	10045
Cap Rate	7.9%	8.1%	8.3%	8.5%	8.7%

Cash on Cash ROI

Down Payment (20%)	23000				
Closing Costs	9200				
Total Loan Payment	6886	6886	6886	6886	6886
Loan Payment Interest (7%)	6010	5946	5878	5806	5728
Loan Payment Principal (30 years)	876	939	1007	1080	1158
Owner	3091	3382	3683	3995	4318
Total Return	9.6%	10.5%	11.4%	12.4%	13.4%