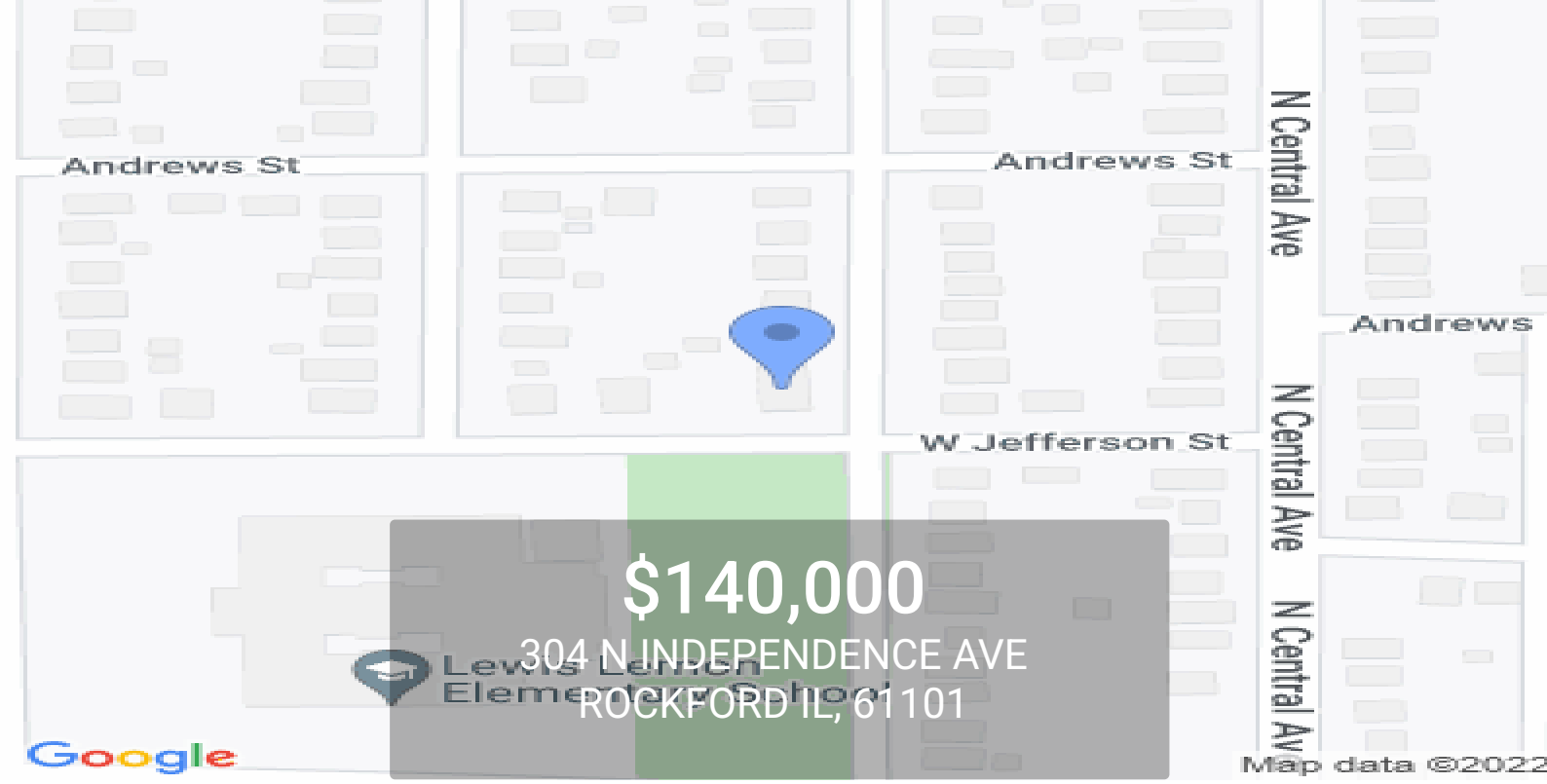
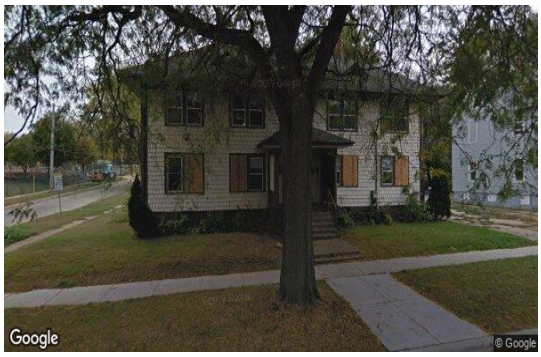


$140,000

304 N INDEPENDENCE AVE
ROCKFORD IL, 61101



Financial Returns

Financing

Cash Flow/mo: **$1,970**

Cash

Cash Flow/mo: **$2,589**

Buy & Hold

IRR: **0%**
CAP Rate: **21.63%**
Cash on Cash: **74.73%**
Equity: **-$53,833**

Fix & Flip

Net ROI: **-32.14%**
% of ARV: **159.94%**
Holding Time: **12 mo.**
Sale Proceeds: **-$50,616**

Property Information

- Beds: **12**
- Baths: **4**
- Sq Feet: **3,900**
- Year: **1923**
- Monthly Rent: **$3,600**

TICKNORS SUBD PT NE 1/4 SEC 21-44-1 ELY 1/2 LOTS 6 & 007 BLOCK 007

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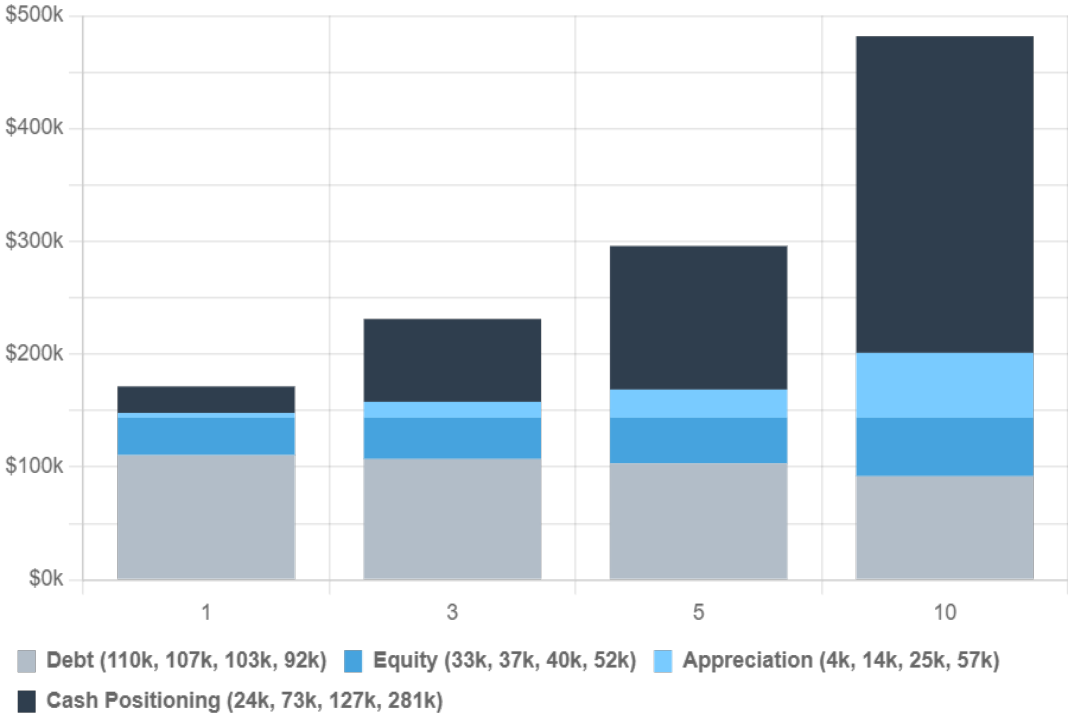
Financial Projections



Financing Assumptions	
Loan Amount	$112,000
Financed Rehab Amount	$0
Interest Rate	5.25%
Mortgage (yrs)	30.0
Mortgage Payment	$618
Paydown Acc. (0%)	$0

Initial Investment	
Down Payment (20%)	$28,000
Rehab Amount	$0
Acquisition Fee	$0
Acquisition Commission (0%)	$0
Est Closing Cost (1%)	$1,400
Financing Fee (0%)	$0
Points (2%)	$2,240
Total Out Of Pocket	**$31,640**

Sale Proceeds	
Sell Price at holding Period	$111,996
$6)	$6,720
Seller Closing Cost (1%)	$1,120
Disposition Fee	$0
Total Out Of Pocket	$31,640
Loan Balance	$110,421
Sale Proceeds	**-$37,904**

Annual Revenue Increase		3%	3%	3%	3%
Annual Operating Expense Increase		3%	3%	3%	3%
Annual Expense Ratio		24.30%	24.72%	24.72%	24.72%
	Monthly	**Year 1**	**Year 3**	**Year 5**	**Year 10**
Revenues					
Potential Rental Income	$3,600	$43,200	$45,831	$48,622	$56,366
Vacancy Rate (5,5,5,5%)	$180	$2,160	$2,292	$2,431	$2,818
Gross Rental Income	**$3,420**	**$41,040**	**$43,539**	**$46,191**	**$53,548**
Expenses					
Estimated Annual Property Taxes	$299	$3,588	$3,807	$4,038	$4,682
Estimated Annual Homeowners Insurance	$88	$1,050	$1,114	$1,182	$1,370
Estimated Annual HOA Dues	$0	$0	$0	$0	$0
Estimated Annual Prop Mgmt Fee (8%)	$274	$3,283	$3,666	$3,890	$4,509
Maintenance & Repairs (5%)	$171	$2,052	$2,177	$2,310	$2,677
Utilities	$0	$0	$0	$0	$0
Asset Management Fee (0%)	$0	$0	$0	$0	$0
Other Expenses	$0	$0	$0	$0	$0
Total Expenses	**$831**	**$9,973**	**$10,764**	**$11,419**	**$13,238**
Returns Without Financing					
NOI (Cash Available)	$2,589	$31,067	$32,775	$34,771	$40,310
Net Cashflow		**$31,067**	**$32,775**	**$34,771**	**$40,310**
Cap Rate		**21.63%**	**22.82%**	**24.21%**	**28.06%**
Returns With Financing					
NOI (Cash Available)	$2,589	$31,067	$32,775	$34,771	$40,310
Mortgage	$618	$7,422	$7,422	$7,422	$7,422
Net Cashflow		**$23,645**	**$25,354**	**$27,350**	**$32,888**
Cash On Cash		**74.73%**	**80.13%**	**86.44%**	**103.94%**