

SOUTHSIDE INVESTMENT PORTFOLIO

Property Address	Property Type	Unit #	#BR	#Bth RM	Monthly Rent	Annual Rent	Total Annual Rent	2013 Taxes	Expense Estimates	NOI	Cap Rate
7256 S. Lowe Ave	4 Flat	1	3	1	\$ 1,067.00	\$ 12,804.00					
		2	3	1	\$ 1,216.00	\$ 14,592.00					
		1	3	1	\$ 1,035.00	\$ 12,420.00					
		2	3	1	\$ 1,083.00	\$ 12,996.00					
		TOTAL RENT				\$ 4,401.00	\$ 52,812.00	\$ 52,812.00	\$ 3,300.00	\$ 18,484.20	\$ 31,027.80
4300 West Adams St	MU(store + 2apts)	1	3	1	\$ 1,208.00	\$ 14,496.00					
		2	3	1	\$ 1,199.00	\$ 14,388.00					
		TOTAL RENT				\$ 2,407.00	\$ 28,884.00	\$ 28,884.00	\$ 4,810.00	\$ 10,109.40	\$ 13,964.60
5441 W. Quincy St	2 Flat	1	2	1	\$ 1,230.00	\$ 14,760.00					
		2	3	1	\$ 1,093.00	\$ 13,116.00					
		TOTAL RENT				\$ 2,323.00	\$ 27,876.00	\$ 27,876.00	\$ 3,265.00	\$ 9,756.60	\$ 14,854.40
2526 W. Monroe St	2 Flat	1	3	1	\$ 995.00	\$ 11,940.00					
		2	3	2	\$ 1,476.00	\$ 17,712.00					
		TOTAL RENT				\$ 2,471.00	\$ 29,652.00	\$ 29,652.00	\$ 4,954.00	\$ 10,378.20	\$ 14,319.80
3840 W. Van Buren	2 Flat	1	3	1	\$ 1,500.00	\$ 18,000.00					
		2	3	1	\$ 1,142.00	\$ 13,704.00					
		TOTAL RENT				\$ 2,642.00	\$ 31,704.00	\$ 31,704.00	\$ 3,327.00	\$ 11,096.40	\$ 17,280.60
545 N Drake Ave	2 Flat	1	2	2	\$ 1,166.00	\$ 13,992.00					
		2	3	2	\$ 1,064.00	\$ 12,768.00					
		TOTAL RENT				\$ 2,230.00	\$ 26,760.00	\$ 26,760.00	\$ 3,150.00	\$ 9,366.00	\$ 14,244.00
719 S. Central Park	2 Flat	1	3	1	\$ 1,433.00	\$ 17,196.00					
		2	3	1	\$ 1,206.00	\$ 14,472.00					
		TOTAL RENT				\$ 2,639.00	\$ 31,668.00	\$ 31,668.00	\$ 3,231.00	\$ 11,083.80	\$ 17,353.20
613 N. Christiana Ave	Single Family		5	2	\$ 1,566.00	\$ 18,792.00	\$ 18,792.00	\$ 3,014.00	\$ 5,637.60	\$ 10,140.40	10.1%
538 E. 154th Place	2 Flat	1	3	1	\$ 1,000.00	\$ 12,000.00					
		2	3	1	\$ 950.00	\$ 11,400.00					
		TOTAL RENT				\$ 1,950.00	\$ 23,400.00	\$ 23,400.00	\$ 3,723.00	\$ 8,190.00	\$ 11,487.00
1353 w 110th Pl	2 Flat	1	4	1	\$ 1,284.00	\$ 15,408.00					
		2	4	1	\$ 1,186.00	\$ 14,232.00					
		TOTAL RENT				\$ 2,470.00	\$ 29,640.00	\$ 29,640.00	\$ 1,881.00	\$ 10,374.00	\$ 17,385.00
220 W. 110th Street	2 Flat	1	3	1	\$ 1,050.00	\$ 12,600.00					
		2	3	1	\$ 983.00	\$ 11,796.00					
		TOTAL RENT				\$ 2,033.00	\$ 24,396.00	\$ 24,396.00	\$ 1,373.00	\$ 8,538.60	\$ 14,484.40
6139 S. Marshfield Ave	Single Family		5	2	\$ 1,500.00	\$ 18,000.00	\$ 18,000.00	\$ 1,577.00	\$ 5,400.00	\$ 11,023.00	18.4%
11357 S. Eggleston Ave	Single Family		2	1	\$ 1,186.00	\$ 14,232.00	\$ 14,232.00	\$ 2,119.00	\$ 4,269.60	\$ 7,843.40	14.3%
41 S. Albany Ave	Single Family		2+2 Bsmt	1.1	\$ 1,400.00	\$ 16,800.00	\$ 16,800.00	\$ 1,462.00	\$ 5,040.00	\$ 10,298.00	18.7%
11930 S. Calumet Ave	Single Family		2	1	\$ 1,332.00	\$ 15,984.00	\$ 15,984.00	\$ 1,086.00	\$ 4,795.20	\$ 10,102.80	18.4%

2922 Wilshire Ave	Single Family	3	1	\$ 1,000.00	\$ 12,000.00	\$ 12,000.00	\$ 2,103.00	\$ 3,600.00	\$ 6,297.00	11.4%
2502 Orion	Single Family	3	1	\$ 1,100.00	\$ 13,200.00	\$ 13,200.00	\$ 3,185.00	\$ 3,960.00	\$ 6,055.00	12.1%
6943 S. Stewart Ave	Single Family	4	2	\$ 1,250.00	\$ 15,000.00	\$ 15,000.00	\$ 1,264.00	\$ 4,500.00	\$ 9,236.00	15.4%
14622 S. Woodlawn	Single Family	3	1	\$ 1,200.00	\$ 14,400.00	\$ 14,400.00	\$ 1,571.00	\$ 4,320.00	\$ 8,509.00	17.0%

ANALYSIS

Total Annual Rent	\$	445,200.00
Total Montly Rent	\$	37,100.00
NOI	\$	245,905.40
Cumulative Cap Rate		11.0%
Proposed Sale Price	\$	2,230,000.00

* Expenses estimated using 30% of rental income for single family and 35% for multifamily. Expenses are estimates only and may not be representative of actual costs.

* All units are leased through the Section 8 housing voucher program.