



Price: **\$70,000** 264 Miami St, Park Forest, IL 60466
Dream Rental



Purchase Price	\$70,000
Estimated Value	\$96,000
Property Type	Single-Family Home
Beds/Baths	3 beds, 1 bath
# of Units	1
Square Feet	975
Occupancy Status	Rented
Year Built	1953
Total Views	17

75% % of Market Value

38.7% Cash on Cash Return
Conventional Purchase

13.4% Cash on Cash Return
Cash Purchase

\$483 Monthly Cash Flow
Conventional Purchase

\$751 Monthly Cash Flow
Cash Purchase

Property Description

A huge opportunity.. Purchased from HUD

Property Information

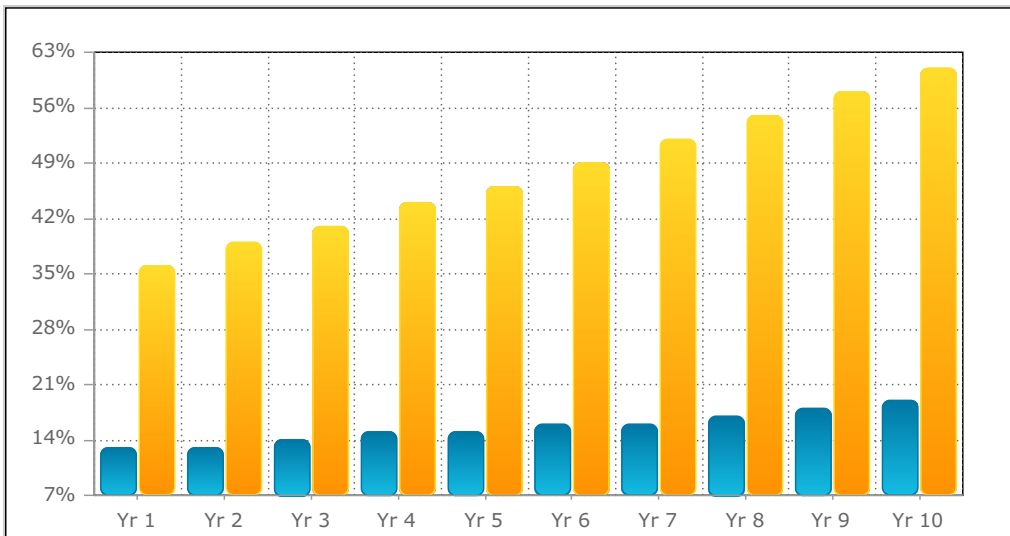
Single-Family Home	Central Heat and Air	1 Car Garage
Roof Condition: New (< 2 years)	Foundation: Slab	Rehab Needed: No
Lot Size: 8550	Roof Type: Composition Shingle	Vacant: No

Key Analytics

Initial Cash Investment	(\$16,000)
IRR	47.75%
Total Profit	\$185,371
Purchase Cap Rate	12.87%
Break Even Ratio	56.90%
Gross Rent Multiplier (Annual)	4.86
Payback Ratio	2.42 Years
Equity at Close	(\$89,371)
Monthly Cash Flow (Year 1)	\$483
Monthly Cash Flow (Year 2)	\$516

Investment Snapshot

Annual Cash on Cash Return (From Rent)



Cash Purchase Financed Purchase

Financing Assumptions

Loan to Value	80.00%
Interest Rate	4.00%
Loan Amortization	360
Closing Costs	\$2,000

Revenue & Expenses

Rent Revenue	\$1,200/mo
Additional Revenue	\$0/mo
Vacancy	0.0%
Taxes	\$3,600/year
Insurance	\$350/year
Maintenance	(\$115)/year
Management Fees	\$1,440/year

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