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Dear Yiming,
 MLS Deal Analyzer found 7 good deals for you to consider.



Net Cash Flow: **\$300**
 Cash-on-Cash: **9.9%**
 Rent Ratio: **1.25%**
 Debt Coverage Ratio: **1.45**
 Break-even Ratio: **82.82%**
 Capitalization Rate: **8.25%**
 MLS #: **09494737**
 Listing Market Time: **37**
 Median sale price for all homes in this area: **\$62375**

Street Address: **4325 Emerald Way**
 Area: **ALSIP**
 Status: **ACTV**
 List Price: **\$139873**
 Taxes: **\$4158**
 Association Dues: **\$150**
 Beds: **3**
 Property Type: **AT**
 Zestimate®: **\$136273** PROVIDED BY Zillow
 Zestimate® Range: **\$122646 - \$143087**



Net Cash Flow: **\$289**
 Cash-on-Cash: **10.12%**
 Rent Ratio: **1.32%**
 Debt Coverage Ratio: **1.46**
 Break-even Ratio: **83.42%**
 Capitalization Rate: **8.31%**
 MLS #: **09325586**
 Listing Market Time: **199**
 Median sale price for all homes in this area: **\$62375**

Street Address: **4320 Emerald**
 Area: **ALSIP**
 Status: **ACTV**
 List Price: **\$132000**
 Taxes: **\$4730**
 Association Dues: **\$150**
 Beds: **3**
 Property Type: **AT**
 Zestimate®:
 Zestimate® Range:



Net Cash Flow: **\$198**
 Cash-on-Cash: **6.29%**
 Rent Ratio: **1.2%**
 Debt Coverage Ratio: **1.29**
 Break-even Ratio: **88.68%**
 Capitalization Rate: **7.31%**
 MLS #: **09472526**
 Listing Market Time: **68**
 Median sale price for all homes in this area: **\$62375**

Street Address: **4404 127th**
 Area: **Alsip**
 Status: **ACTV**
 List Price: **\$145000**
 Taxes: **\$5093**
 Association Dues: **\$150**
 Beds: **3**
 Property Type: **AT**
 Zestimate®: **\$153892** PROVIDED BY Zillow
 Zestimate® Range: **\$133886 - \$164664**



Net Cash Flow: **\$161**
 Cash-on-Cash: **11.44%**
 Rent Ratio: **1.35%**
 Debt Coverage Ratio: **1.52**
 Break-even Ratio: **81.57%**
 Capitalization Rate: **8.65%**
 MLS #: **09278469**
 Listing Market Time: **251**
 Median sale price for all homes in this area: **\$62375**

Street Address: **4829 Engle**
 Area: **ALSIP**
 Status: **ACTV**
 List Price: **\$64900**
 Taxes: **\$253**
 Association Dues: **\$150**
 Beds: **2**
 Property Type: **AT**
 Zestimate®: **\$134285** PROVIDED BY Zillow
 Zestimate® Range: **\$106085 - \$159799**



Net Cash Flow: **\$121**
 Cash-on-Cash: **10.59%**
 Rent Ratio: **1.65%**
 Debt Coverage Ratio: **1.49**
 Break-even Ratio: **86.1%**
 Capitalization Rate: **8.43%**
 MLS #: **09340669**
 Listing Market Time: **181**
 Median sale price for all homes in this area: **\$62375**

Street Address:
 Area: **ALSIP**
 Status: **ACTV**
 List Price: **\$52900**
 Taxes: **\$857**
 Association Dues: **\$196**
 Beds: **2**
 Property Type: **AT**
 Zestimate®:
 Zestimate® Range:



Net Cash Flow: **\$95**
 Cash-on-Cash: **2.92%**
 Rent Ratio: **1.16%**
 Debt Coverage Ratio: **1.13**
 Break-even Ratio: **94.56%**
 Capitalization Rate: **6.44%**
 MLS #: **09472062**
 Listing Market Time: **65**
 Median sale price for all homes in this area: **\$62375**

Street Address: **3650 125th**
 Area: **ALSIP**
 Status: **ACTV**
 List Price: **\$149900**
 Taxes: **\$4044**
 Association Dues: **\$317**
 Beds: **3**
 Property Type: **AT**
 Zestimate®: **\$340920** PROVIDED BY Zillow
 Zestimate® Range: **\$296600 - \$378421**



Net Cash Flow: **\$91**
 Cash-on-Cash: **6.99%**
 Rent Ratio: **1.46%**
 Debt Coverage Ratio: **1.32**
 Break-even Ratio: **89.61%**
 Capitalization Rate: **7.49%**
 MLS #: **09145102**
 Listing Market Time: **384**
 Median sale price for all homes in this area: **\$62375**

Street Address: **11915 Lawndale**
 Area: **ALSIP**
 Status: **ACTV**
 List Price: **\$59900**
 Taxes: **\$1380**
 Association Dues: **\$150**
 Beds: **2**
 Property Type: **AT**
 Zestimate®: **\$53179** PROVIDED BY Zillow
 Zestimate® Range: **\$44670 - \$60092**

*Net Cash Flow = NOI - Total Debt Service

*Net operating income (NOI) = Income - Expenses.

*Total Debt Service = Principal + Interest (mortgage payment)

*Cash-on-Cash = Annual Net Cash Flow / Cash Invested. It measures the annual return the investor made on the property in relation to the down payment. Most look for a ratio of between 15 and 25%.

*Rent Ratio = Potential Gross Rent / List Price. We look for a ratio of at least 1%. The higher the better.

*Debt Coverage Ratio = NOI / Total Debt Service. It is a measure of the cash flow available to pay current debt obligations. A ratio of great than 1 means that property generates enough income to pay the mortgage. However, a ratio less than 1 does not. For instance .95 means that there is only enough net operating income to cover 95% of the mortgage. Most look for a ratio higher than 1.25%.

*Break-even Ratio = (Expenses + Total Debt Service) / Effective Gross Income (Potential Gross Rent - Vacancy Allowance). This ratio provides you with the percentage that operating expenses and debt service will consume gross income. Example: a ratio of 82.71% means that money going out to run the property consumes 82.71% of the money coming in. Most look for a ratio below 85%.

*Cap Rate = Annual NOI / List Price. It is the rate of return on a real estate investment. Most look for a rate higher than 6%. However, there are factors such as location that affect cap rates. A great location property might have a lower cap rate. A poor location should demand a higher cap rate.

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