

# Chatham Single Family Home

8810 Indiana Ave.

Chicago, Illinois 60619



Beautiful Chatham Home in need of TLC!

Located in close proximity to CTA redline, Chicago State University, and Shopping.

Pride of ownerships abounds in this quiet Chatham neighborhood.

Requires cosmetic updates to flip to a qualified buyer!

## **Exclusively Presented By:**

Keith Elzey

Kema Real Estate Investment & Consulting LLC

11213 S. Normandy Ave.

Worth, Illinois 60482

708-480-2057

kemarealestate112@gmail.com

# Charming Chatham Single family Home!

Property Street Address:	<b>8810 Indiana Ave.</b>	<b><u>Presented By:</u></b>
Property City, State, Zip:	<b>Chicago, Illinois 60619</b>	<b>Keith Elzey</b>
Bedrooms:	3	Kema Real Estate Investment & Consulting LLC
Baths:	2	708-480-2057
Square Feet:	2176	
Year Built:	1920	kemarealestate112@gmail.com

Property Description: Brk 3bd/2bth SFH, large family room with gas fireplace.  
Close to CTA redline, Chicago State University, Shopping, and McDade School.

Work Needed: Update kithchen and bathrooms, all new flooring through out. Paint interior finish basement.  
Paint exterior, build garage, new privacy fence, and front and back landscape for curb appeal.  
New updates will add charm and elegance to this stunning Chatham home.

<b><u>PURCHASE/REHAB ASSUMPTIONS</u></b>			<b><u>PROJECTED RESULTS</u></b>	
		% of ARV	Projected Resale Price	180,000.00
After-Repair Value (ARV)	185,000.00		Projected Cost of Sale	10,800.00
<b>Purchase Price</b>	<b>67,000.00</b>	36%	<b>Flip Profit</b>	<b>38,574.28</b>
Rehab Cost	50,000.00	27%	ROI	Infinite
Total Holding and Closing Costs	3,000.00	2%	Annualized ROI	Infinite
Total Financing Costs	10,625.72	6%		
<b>Total Project Cost Basis</b>	<b>130,625.72</b>	<b>71%</b>	<b><u>Timeline Assumptions:</u></b>	
Total Amount Financed	130,625.72		Time to Complete Rehab:	2 Months
Total Cash Committed	-		Time to Complete Sale:	1 Month
			Total Time:	3 Months



front view



rear view



family room



living room

## Opportunity to Earn a 30%+ Secured Return!

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Baths:	2	708-480-2057
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<b><u>PURCHASE/LOAN ASSUMPTIONS</u></b>		% of ARV	<b><u>Timeline Assumptions:</u></b>	
After-Repair Value (ARV)	\$185,000.00			
Purchase Price	\$67,000.00	36%	Time to Complete Rehab:	2 Months
Rehab Cost	\$50,000.00	27%	Time to Complete Sale:	1 Month
Closing/Holding Costs	\$3,000.00	2%	Total Time:	3 Months
<b>Total Funds Needed:</b>	<b>\$120,000.00</b>	<b>65%</b>		
Points/Interest (Deferred)	\$10,625.72	6%		
Total Loan Amount	\$130,625.72	<b>71%</b>		
<b>Points Offered to Lender</b>		<b>3.0%</b>		
<b>Interest Rate Offered to Lender:</b>		<b>12.0%</b>		

Project Description: Brick 3bd/2bth SFH, features a large family room with a gas fireplace. Updates to kitchen and bathrooms, along with hardwood flooring throughout, will add value to this stunning Chatham home. Interior and exterior painting required to enhance charm and elegance. A finished basement for added storage, new garage, privacy fence, front and rear landscaping for curb appeal.

Other Notes: Upon completion of work needed, netowrk Realtor will stage the newly rehabbed home to invite pre approved buyers to purchase this quality, and affordable, Chatham home where pride of ownership abound.

<b><u>PROJECTED FINANCIAL RESULTS FOR LENDER:</u></b>	
Total Interest Income	<b>\$3,606</b>
Points, Fees	<b>\$7,020</b>
<b>Total Income to Lender</b>	<b>\$10,626</b>
Cash-on-Cash Return (annualized)	<b>35.42%</b>
Internal Rate of Return (annualized)	<b>40.80%</b>



front view



rear view