

Chicagoland2to4Flats.info: OWNER-OCCUPIED spreadsheet

Specific Property Data

Address: **Logan Square 2-flat**

Purchase Amount: **450,000**

Taxes: 4,200

Rent (highest #1: 1,400 **#2:** 1,200 **#3:** 0 **#4:** 0

Income/Expense Data

Prequalified Monthly payment (by the 36/42 Rule *)

Salary 1 (annual)	60,000
Salary 2 (annual)	40,000
Total Salary (annual)	\$100,000
Salary on MONTHLY basis	\$8,333
Total MONTHLY Debt	1,000
% of Rent added as income	75%

	36%	42%
Monthly Salary	\$8,333	Monthly Salary \$8,333
Rent Added as Income	\$900	Rent Added as Income \$900
Max PITI allowed	\$3,324	Other Monthly Debt \$-1,000
		Max PITI allowed \$3,458

* The 36/42 Rule assumes your lender will allow 36% of your income without debt or 42% with debt (whichever is less) and will count 75% of the rent you expect to collect as income.

Prequalified Maximum Monthly Payment: \$3,324

Financing and Insurance Data

Summary - Mortgage & Cash

Down Payment % from cash	5.00%
YRS amortization for 1st mtg	I.O.
INTEREST RATE for 1st mtg	6.000 %
5.00	
Second mtge % (5%, 10%, etc.)	15.00%
YRS amortization for 2nd mtge?	I.O.
INTEREST RATE for 2nd mtge?	7.000 %
6.00 5.83	
Insurance ANNUALLY	1,800

CASH for Down Payment	\$22,500
Closing Costs	\$7,675
Cash for fix-up/reserve	0
Amount of 1st Mortgage	\$360,000
Amount of 2nd Mortgage	\$67,500

Prepopulated values and formulas are for illustration purposes only; consult mortgage, accounting, and insurance professionals to set this worksheet up in a way that reflects your own situation.

We thank A and N Mortgages Services, Inc for providing current rate information. A and N Mortgage Services, Inc is an Ill. Mortgage Licensee at 1535 N Dayton, Chicago, IL 60622; please contact Susie Cohn (phone: 312-543-2438).

Monthly Payment

Monthly payment- 1st Mortgage	\$1,800.00
Monthly Payment - 2nd Mortgage	\$393.53
PMI (if necessary)	0
Monthly Taxes	\$350.00
Monthly Insurance	\$150.00

Total Monthly Payment \$2,693.53

For insurance, \$1,800 is the preloaded figure, but this will vary enormously by location, size, etc..

Closing Costs / Cash Items

Closing Cost estimate*	\$5,875
1st yr Insurance (pd at closing)	\$1,800
Total due at closing	\$7,675

Total Cash Required at Closing: \$30,175

Do you qualify? Yes, by \$630.47/mo.

Total Rent Potential:	\$2,600
Total Monthly Mortgage Payment:	\$2,694
Rental Value (all units) vs. monthly payment:	Minus \$-94

Closing costs include Cook County transfer tax (.0075%) plus \$2500.00 for bank fees, attorney, inspection, etc. Depreciation is for 27.5 years and assumes no adjustments other than closing costs, that 80% of the value is the building, and that the space you occupy is proportional to the other units. Projected Tax Savings adds depreciation and an estimate of net income/loss and assumes a top federal bracket of 35% plus 3% for state.

Depreciation \$/yr

Sample annual gross depreciation amount
\$6,321

Tax Savings/yr

Sample net possible income tax savings
\$9,510