

CHASE
REAL ESTATE

EST.1967

Property Address:

City:

Zip:

Purchase Price:

Resale Value:

Rehab Estimate:

Rental Estimate:

Attached Documents

- Property Data Sheet**
- Market Price Distribution**
- Visual Inspection Photo's**

Additional Data:

For More Details Go To: www.ChaseForeclosure.com

CHRISTIAN CHASE

CHASE REAL ESTATE, LLC. 1315 MACOM DR. NAPERVILLE, IL 60564 PHONE: (630)527-0095 FAX: (630)527-0179

INFORMATION NOT GUARANTEED



Detached Single

Address: **5307 Riviera Blvd, Plainfield, 60586-7599**

Bedrooms: **3**

Baths: **1.1**

Total Rms: **7**

Master Bedroom Bath: **N**

Fireplaces:

PIN: **06041060480000**

Special Assessment/Service Area: **U**

Type Ownership: **Fee Simple w/ HO Assn.**

Agent Owned/Interest: **N**

Basement: **Y**

Parking Type: **Garage**

Subdivision: **RIVERBROOK ESTATES**

Type: **2 Stories**

Style: **Contemporary**

Area: **544**

HO Assessments: **\$20**

Frequency: **Monthly**

Taxes: **\$4,969.92**

Tax Year: **2007**

Tax Exemptions:

Year Built: **1997**

Built Before 1978: **N**

Cars: **2**

Model:

Contract Date: **09/30/2008**

Closed Date:

Sold Price:

Currently Leased: **N**

Lease Exp Date:

Elementary: D

Middle:

High:

istrict #: **30C** Approx SF:

District #: **30C**

District #: **204**

Exterior: **Aluminum/Vinyl/Steel Siding**

(AVS), Brick (BR)

Age: **11-25 Years**

Lot Dimensions: **70 X 120**

Lot Size: **Less Than .25 Acre**

Acres: Waterfront: **N**

Coordinates: North: **0** South: **22** East: **0** West: **30**

Directions: **RT59/THEODORE W/GREEN TRAILS/ RIVIERA E TO HOME**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	16X15	Main Level							
Dining Room:	11X10	Main Level							
Kitchen:	10X10	Main Level							
Family Room:	24X12	Main Level							
Master Bedroom:	16X14	2nd Level							
2nd Bedroom:	12X10	2nd Level							
3rd Bedroom:	10X10	2nd Level							
4th Bedroom:									

Air: **Central Air**

Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator**

Assessments Include: **Common Insurance**

Basement: **Partial, Unfinished**

Bath Amenities:

Dining Room: **Combined w/ LivRm (WLR)**

Features:

Fireplace:

Garage: **Attached, 2.5 Car Garage**

Heat/Fuel: **Gas, Forced Air**

Lot Description:

Sewer: **Sewer-Public**

Kitchen: **Eating Area-Table Space**

Other Rooms:

Water: **Public**

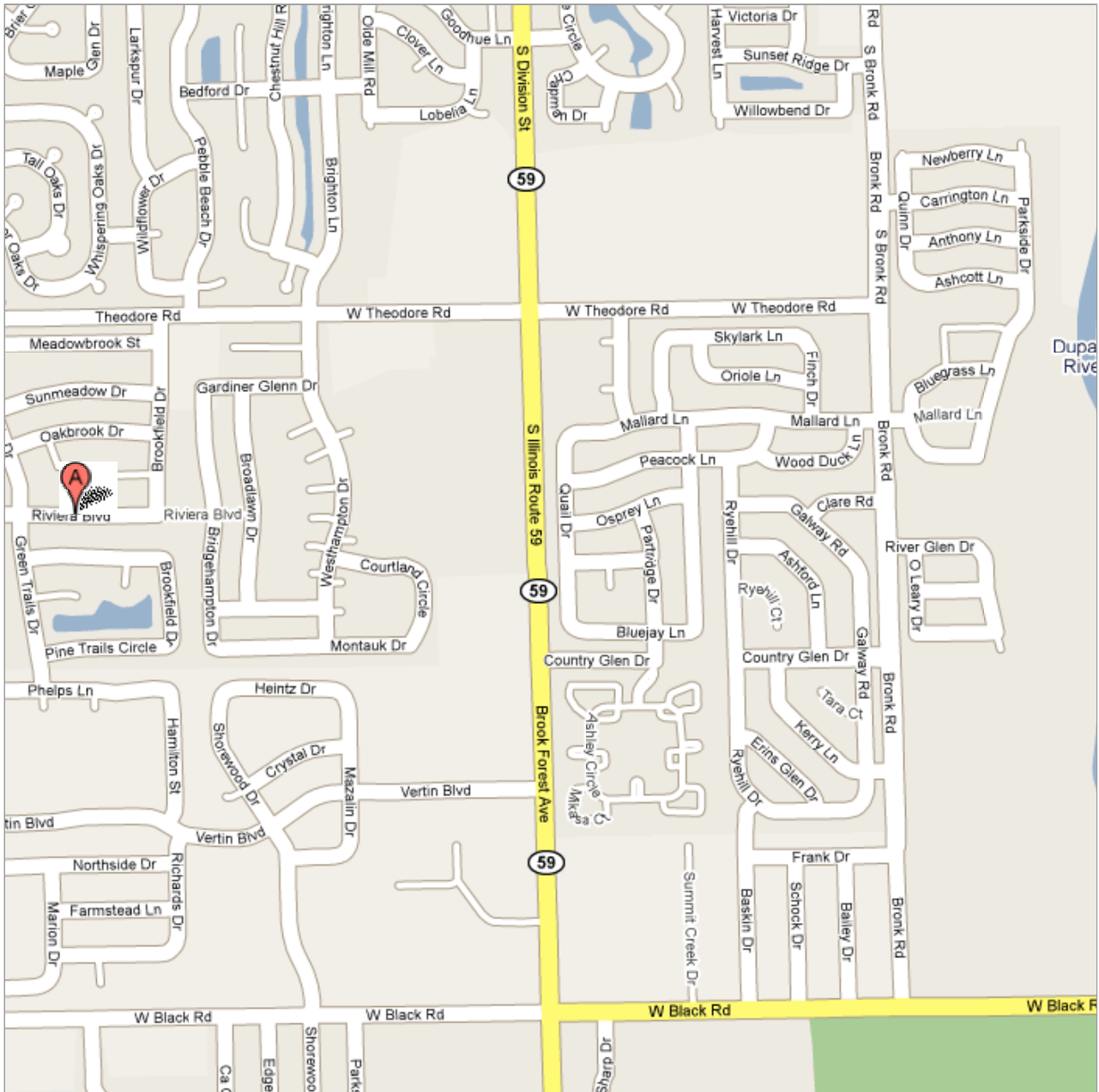


Address **5307 Riviera Blvd**
Plainfield, IL 60586

Get Google Maps on your phone



Text the word "GMAPS" to 466453



Mortgage payment (interest only)	\$1,067.63
Taxes	\$414.08
Insurance	\$33.33
Association Dues	\$20.00
Utilities	\$0.00
Monthly carrying costs	\$1,535.05

PROFIT CALCULATION	
Selling price:	\$219,000.00
<i>Less: Purchase price</i>	-\$146,989.00
<i>Less: Rehab</i>	-\$6,800.00
<i>Less: Carrying costs</i>	-\$7,675.23
<i>Less: Commission</i>	-\$6,570.00
<i>Less: Closing costs on purchase</i>	-\$3,000.00
<i>Less: Closing costs on sell</i>	-\$2,000.00
Profit:	\$45,965.77
Rate of return on money invested	142.9%

INPUTS:	
Appraised value	\$219,000.00
Selling price	\$219,000.00
Purchase Price	\$146,989.00
Annual Taxes	\$4,969.00
Monthly Association Dues	\$20.00
Rehab	\$6,800.00
Homeowner's Insurance	\$400.00
Closing costs on purchase	\$3,000.00

Interest rate during rehab	6.50%
Loan amount during rehab (90% loan)	197,100.00
Points paid on loan	0.00

Summary:	
Down payment (90% loan)	\$14,698.90
Rehab	\$6,800.00
Closing costs on purchase	\$3,000.00
Carrying costs	\$7,675.23
Total dollars required:	\$32,174.13

FOR DEMONSTRATION PURPOSES ONLY - RESULTS NOT GUARANTEED

	Rehab Period	Rental Period
Interest only payment	\$1,067.63	\$889.69
Taxes	\$414.08	\$414.08
Insurance	\$33.33	\$33.33
Association Dues	\$1.67	\$20.00
Total Payment	\$1,516.71	\$1,357.11
less: Rent		\$1,595.00
Cash Flow		\$237.89

APPRECIATION CALCULATION	
Appreciation Percentage	3.00%
Initial Appraised Value	\$219,000.00
End of Yr 1 Value	\$225,570.00
End of Yr 2 Value	\$232,337.10
End of Yr 3 Value	\$239,307.21

PROFIT CALCULATION	
Cash Inflow	
Selling Price Yr. 3	\$239,307.21
3 Years of Cash Flow	\$8,564.16
Subtotal of Inflows	\$247,871.37
Cash Outflow	
Less: Commission on Sale	-\$7,179.22
Less: Closing Costs on Sale	-\$3,000.00
Less: 3 Yrs of Repairs	-\$1,800.00
Less: Carrying Costs	-\$4,071.32
Less: Back-end Rehab	-\$4,000.00
Subtotal of Outflows	-\$20,050.54
Gross Inflow	\$227,820.84
Less: Current Loan	-\$164,250.00
Gross Profit	\$63,570.84
Less: Money in Property	-\$2,213.23
Less: Deposit Returned	-\$1,595.00
Profit:	\$59,762.60

(90 days to sell)

INPUTS	
Appraised value	\$219,000.00
Selling price	\$219,000.00
Purchase Price	\$146,989.00
Annual Taxes	\$4,969.00
Monthly association dues	\$20.00
Rehab	\$6,800.00
Homeowner's Insurance	\$400.00
Section 8 Rent	\$1,595.00

Interest rate during rehab	6.50%
Interest rate during rental period	6.50%
Loan amount during rehab (90% loan)	\$132,290.10
Loan amount during rental period	\$164,250.00
Points paid on loan	

Money tied up:	
Appraised value:	\$219,000.00
Cash out %	75%
New loan amount	\$164,250.00
Minus original loan	-\$132,290.10
	\$31,959.90
Points on refi	1
Closing costs on refi	-\$2,000.00
Cash out	\$29,960.90
Upfront money	\$32,174.13
Money in property during rental period	\$2,213.23

* Investor retains tax write offs for mortgage interest and depreciation, property taxes

FOR DEMONSTRATION PURPOSES ONLY - RESULTS NOT GUARANTEED

Comparative Market Analysis

Property At: 5307 RIVIERA BLVD

Prepared For:
Christian Chase

Prepared By:
Christian Chase
Chase Real Estate, LLC



Office Phone: (630) 527-0095
Direct Line: (630) 527-0095
Personal Fax Number: (630) 701-1030
Email: christian.chase@mychaseagent.com

Subject Property



Street Number: 5307

Street Name: RIVIERA

Street Suffix: BLVD

City: Plainfield

Total # Of Rooms: 7

Bedrooms: 3

Bathrooms: 1.1

Subdivision: RIVERBROOK ESTATES

Lot Size: Less Than .25 Acre

Type of House - Detached: 2 Stories

Dining Room: Combined w/ LivRm (WLR)

Living Room Size: 16X15

Master Bedroom Size: 16X14

Basement: Partial, Unfinished

Garage Type: Attached, 2.5 Car Garage

Parking: Off Street

Age: 11-25 Years

Exterior Building Type: Aluminum/Vinyl/Steel Siding (AVS), Brick (BR)

Elementary Sch Dist: 30C

High Sch Dist: 204


Comparables

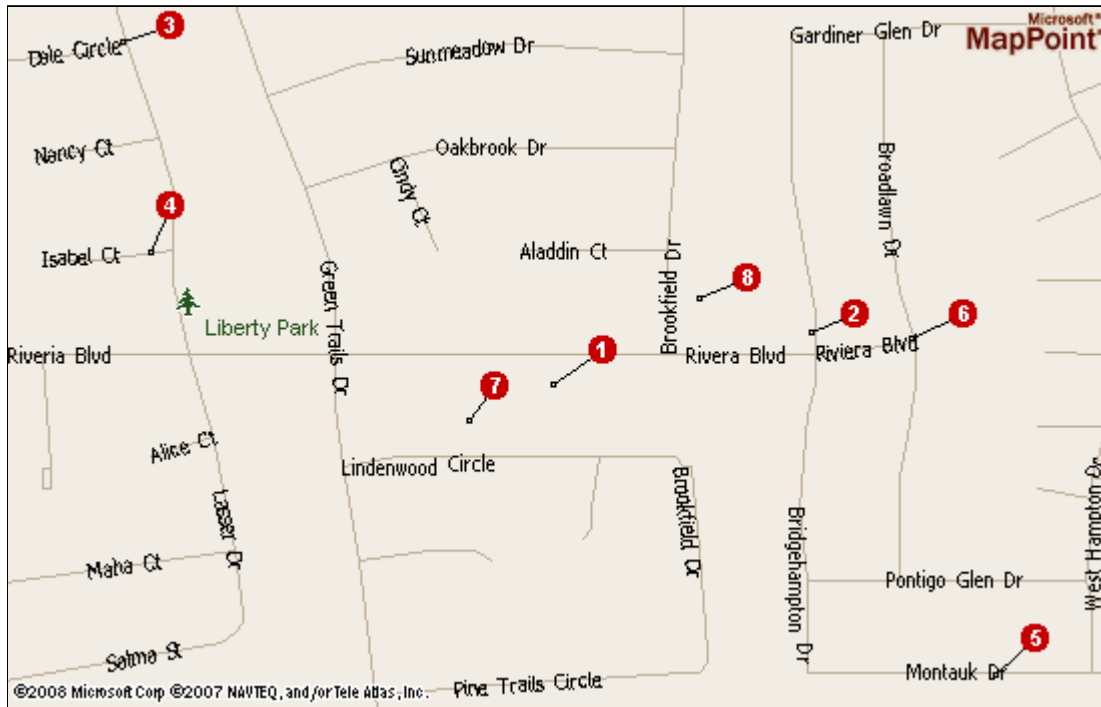
	Subject Property	Comp #1 Adjustment	Comp #2 Adjustment	Comp #3 Adjustment
				
MLS #:		06841339	06933200	06738316
Status:		CTG	CTG	CLSD
Street Number:	5307	5216	1409	1506
Compass Point:				
Street Name:	RIVIERA	RIVIERA	Bridgehampton	LASSER
Street Suffix:	BLVD	BLVD	DR	DR
City:	Plainfield	Plainfield	Plainfield	Plainfield
List Price:		\$199, 900	\$239, 000	\$214, 500
Sold Price:				\$208, 000
Closed Date:				07/10/2008
Total # Of Rooms:	7	9	8	8
Bedrooms:	3	4	3	3
Bathrooms:	1.1	2	2.1	1.1
Subdivision:	RIVERBROOK ESTATES	RIVERBROOK ESTATES	Hampton Glen	RIVERBROOK ESTATES
Lot Size:	Less Than .25 Acre	Less Than .25 Acre	Less Than .25 Acre	Less Than .25 Acre
Approx Sq Ft:				
Type of House - Detached:	2 Stories	Raised Ranch	2 Stories	2 Stories
Dining Room:	Combined w/ LivRm (WLR)		Separate (SEP)	Combined w/ LivRm (WLR)
Living Room Size:	16X15	14X12	14X13	15X12
Master Bedroom Size:	16X14	15X12	15X14	15X13
Model:			WILLOW	
Basement:	Partial, Unfinished	Full, Walkout, Finished	Full	Partial, Finished
Garage Type:	Attached, 2.5 Car Garage	Attached, 2 Car Garage	Attached, 2 Car Garage	Attached, 2 Car Garage
Parking:	Off Street	Off Street	Off Street	None/Not Applicable
Age:	11-25 Years	11-25 Years	1-5 Years	6-10 Years
Exterior Building Type:	Aluminum/Vinyl/Steel Siding (AVS), Brick (BR)	Aluminum/Vinyl/Steel Siding (AVS), Brick (BR)	Aluminum/Vinyl/Steel Siding (AVS)	Aluminum/Vinyl/Steel Siding (AVS), Brick (BR)
Elementary Sch Dist:	30C	30	30C	30C
High Sch Dist:	204	204	204	204
Short Sale/Foreclosure/Court-Lender Approval Required, etc. (CLSD Only) (Y/N):				
Total Adjustments:		\$0	\$0	\$0
Adjusted Price:		\$199900	\$239000	\$208000

Comparables (continued)

	Subject Property	Comp #4 Adjustment	Comp #5 Adjustment	Comp #6 Adjustment
				
MLS #:		06842701	06789098	06985725
Status:		CLSD	CLSD	ACTV
Street Number:	5307	5415	5114	1403
Compass Point:				
Street Name:	RIVIERA	ISABEL	Montauk	BROADLAWN
Street Suffix:	BLVD	CT	DR	DR
City:	Plainfield	Plainfield	Plainfield	Plainfield
List Price:		\$224, 800	\$235, 000	\$209, 000
Sold Price:		\$224, 800	\$227, 000	
Closed Date:		05/16/2008	04/15/2008	
Total # Of Rooms:	7	11	9	6
Bedrooms:	3	3	3	3
Bathrooms:	1.1	2.1	2.1	2
Subdivision:	RIVERBROOK ESTATES	RIVERBROOK ESTATES	Hampton Glen	
Lot Size:	Less Than .25 Acre	Less Than .25 Acre	Less Than .25 Acre	.25- .49 Acre
Approx Sq Ft:				1417
Type of House - Detached:	2 Stories	2 Stories	2 Stories	1 Story
Dining Room:	Combined w/ LivRm (WLR)	L-shaped (L)	Separate (SEP)	Separate (SEP)
Living Room Size:	16X15	18X16	13X12	17X14
Master Bedroom Size:	16X14	19X16	19X14	14X15
Model:		GRND FRSTR	BRENTWOOD	MAGNOLIA
Basement:	Partial, Unfinished	Partial, Finished	Partial, Partially Finished, Crawl	Full
Garage Type:	Attached, 2.5 Car Garage	2.5 Car Garage	2 Car Garage	Attached, 2 Car Garage
Parking:	Off Street	Off Street	None/Not Applicable	None/Not Applicable
Age:	11-25 Years	6-10 Years	1-5 Years	1-5 Years
Exterior Building Type:	Aluminum/Vinyl/Steel Siding (AVS), Brick (BR)	Aluminum/Vinyl/Steel Siding (AVS)	Aluminum/Vinyl/Steel Siding (AVS)	Aluminum/Vinyl/Steel Siding (AVS)
Elementary Sch Dist:	30C	30	30C	30
High Sch Dist:	204	204	204	204
Short Sale/Foreclosure/Court-Lender Approval Required, etc. (CLSD Only) (Y/N):				
Total Adjustments:		\$0	\$0	\$0
Adjusted Price:		\$224800	\$227000	\$209000

Comparables (continued)

	Subject Property	Comp #7	Adjustment	Comp #8	Adjustment
					
MLS #:		07003775		06921109	
Status:		ACTV		ACTV	
Street Number:	5307	5307		1402	
Compass Point:					
Street Name:	RIVIERA	LINDENWOOD		Brookfield	
Street Suffix:	BLVD	CIR		DR	
City:	Plainfield	Plainfield		Plainfield	
List Price:		\$209, 900		\$215, 500	
Sold Price:					
Closed Date:					
Total # Of Rooms:	7	7		7	
Bedrooms:	3	3		3	
Bathrooms:	1.1	1.1		1.1	
Subdivision:	RIVERBROOK ESTATES	RIVERBROOK ESTATES		Riverbrook Estates	
Lot Size:	Less Than .25 Acre	Less Than .25 Acre		Less Than .25 Acre	
Approx Sq Ft:				1400	
Type of House - Detached:	2 Stories	2 Stories		2 Stories	
Dining Room:	Combined w/ LivRm (WLR)	Combined w/ LivRm (WLR)			
Living Room Size:	16X15	20X11		15X11	
Master Bedroom Size:	16X14	16X14		15X15	
Model:		WALNUT		CHERRYWOOD	
Basement:	Partial, Unfinished	Partial, Unfinished		Full, Finished	
Garage Type:	Attached, 2.5 Car Garage	Attached, 2 Car Garage		Attached, 2 Car Garage	
Parking:	Off Street	Off Street		Off Street	
Age:	11-25 Years	6-10 Years		6-10 Years	
Exterior Building Type:	Aluminum/Vinyl/Steel Siding (AVS), Brick (BR)	Aluminum/Vinyl/Steel Siding (AVS)		Aluminum/Vinyl/Steel Siding (AVS)	
Elementary Sch Dist:	30C	30		30c	
High Sch Dist:	204	204		204	
Short Sale/Foreclosure/Court-Lender Approval Required, etc. (CLSD Only) (Y/N):					
	Total Adjustments:		\$0		\$0
	Adjusted Price:		\$209900		\$215500



Key	MLS #	Status	Address	List Price	Bedrooms	Total Full/Half Baths
1)	06841339	CTG	5216 RIVIERA BLVD	\$199,900	4	2
2)	06933200	CTG	1409 BRIDGEHAMPTON DR	\$239,000	3	2.1
3)	06738316	CLSD	1506 LASSER DR	\$214,500	3	1.1
4)	06842701	CLSD	5415 ISABEL CT	\$224,800	3	2.1
5)	06789098	CLSD	5114 MONTAUK DR	\$235,000	3	2.1
6)	06985725	ACTV	1403 BROADLAWN DR	\$209,000	3	2
7)	07003775	ACTV	5307 LINDENWOOD CIR	\$209,900	3	1.1
8)	06921109	ACTV	1402 BROOKFIELD DR	\$215,500	3	1.1

Seller's Statement
Property At: 5307 RIVIERA BLVD

Prepared For: Christian Chase

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Suggested Marketing Price: \$219,933













