



INVESTING
FOR THE FUTURE
CHICAGO 2018



**AMERICAS
HOUSING
ALLIANCE**

An aerial photograph of the Chicago skyline at sunset. The sky transitions from a clear blue on the left to a warm orange and yellow on the right. The city's dense collection of skyscrapers is silhouetted against the bright light of the setting sun. The text '2018 CHICAGO' is overlaid in the lower-left quadrant. The numbers '2018' are stacked above the word 'CHICAGO'. The text is white with a thick orange outline. The background shows a vast expanse of skyscrapers, with the Lake Michigan coastline visible on the far left.

2018 CHICAGO



WHY AMERICAS HOUSING ALLIANCE?

OVER 3,000 PROPERTIES PURCHASED IN 25+ STATES

LOCATIONS THROUGHOUT THE SOUTHEAST & MIDWEST

COMBINED REAL ESTATE & BUSINESS EXECUTIVE SKILLS

AHA provides a variety of real estate services to their existing investor base, as well as a growing list of new clients seeking a solid, secure return in the Single Family Home (SFR) investment sector.

The onslaught of foreclosures throughout the country over the past few years resulted in an increased need for SFR rentals. AHA was established solely to meet those ever-increasing demands.

AHA is a partnership formed among three individuals who collectively have over 30+ years of experience in the Real Estate Market. Each was successful on their own but, by combining the various talents of each, AHA now has the ability to meet the demands of new customers, while continuing to provide services to our existing clients without sacrificing the efficiency and quality that our clients have come to expect and depend on.

Our Approach

We provide and service product for investors through a 4-tiered process:

1. Purchase existing Single Family Residences (SFR) properties at a discount from banks or other asset-holders
2. Complete necessary repairs and/or upgrades to the properties to bring them up to a certain level of quality
3. Lease the properties to qualified tenants and provide property management services
4. Sell the renovated, rented units to our pool of investors with property management services intact



Al G.
Dallas, TX

working with Americas Housing Alliance has been a very positive, reliable, and trustworthy source of homes that I can rely on... where I can continue to expand my portfolio without getting stuck. I bought a house in Chicago and it's been performing very well.



Where We Buy

AHA currently focuses on acquiring properties in strategic locations within the cities and suburbs of St. Louis, MO, Chicago, IL, and Birmingham, AL. Our network of asset managers, brokers and other investors provides a steady stream of discounted product that fits the parameters required to achieve our customers financial objectives.

The Rental Process

Through our affiliate companies, we have the ability to target and currently market to clientele who utilize Section 8 funding for their rental payments. By working with Section 8, we are guaranteed that rental payments are made in a timely fashion each and every month, thus reducing the time-consuming and expensive process of tracking down tenants for late payments.



Exit Strategy

AHA has an existing and expanding client base of investors whose primary goal is to develop a real estate portfolio of cash-flowing properties. Our clients currently consist of several funds, companies, and individuals who are taking advantage of the opportunity to own as many income-producing properties as we can deliver. By purchasing at a discount, performing in-house repairs and securing a qualified tenant, we are able to achieve an attractive profit on each transaction.

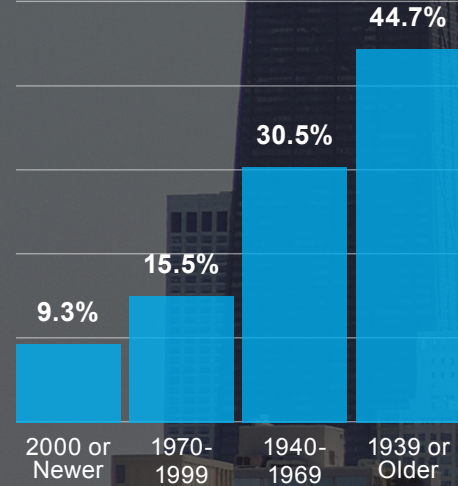
I would definitely recommend working with Americas Housing Alliance if you're looking to invest in real estate, but you need a little help or you just don't want to be as involved. They already had a property management company in place, so I didn't have to find that, and I don't have to deal with tenants. It's been smooth and great, and I would work with them again.



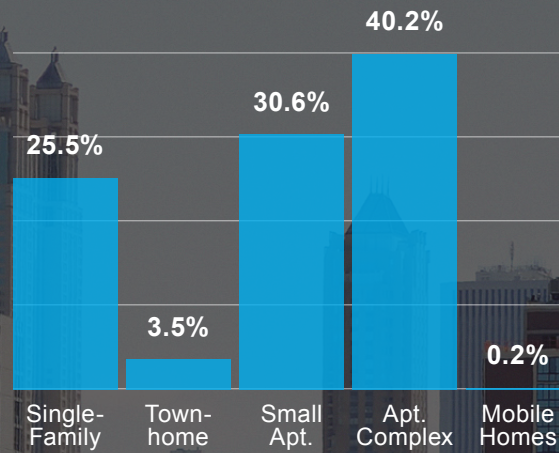
Shannon W.
Denver, CO

Housing Market Details

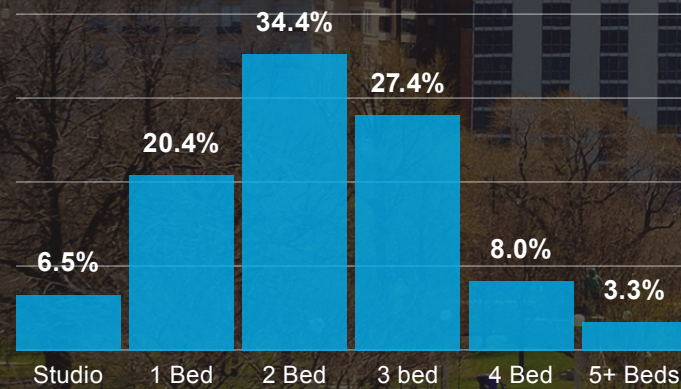
Age of Homes



Type of Homes



Home Size



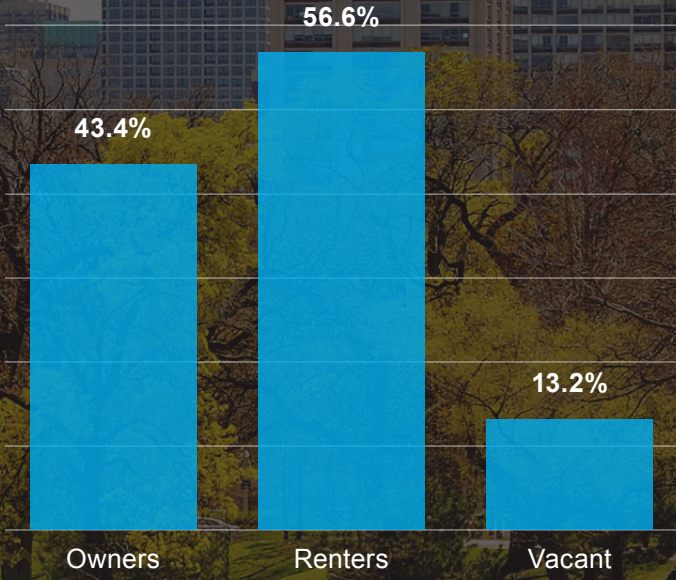
Average Market Rent: \$1,219 / month

Average Home Values

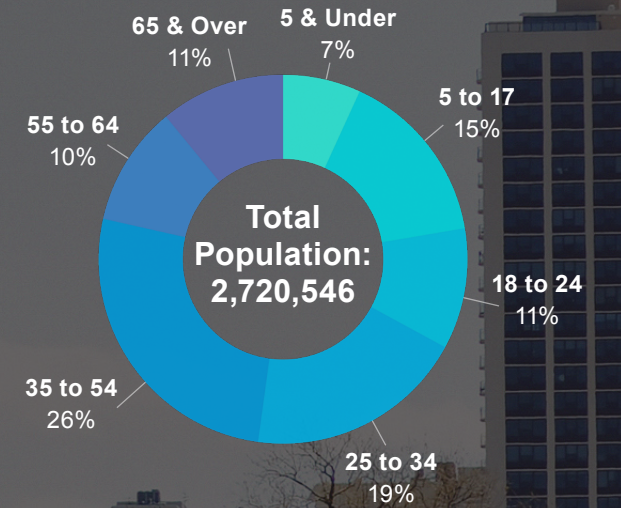
Median Home Value: \$246,284

Number of Homes & Apartments: 1,035,436

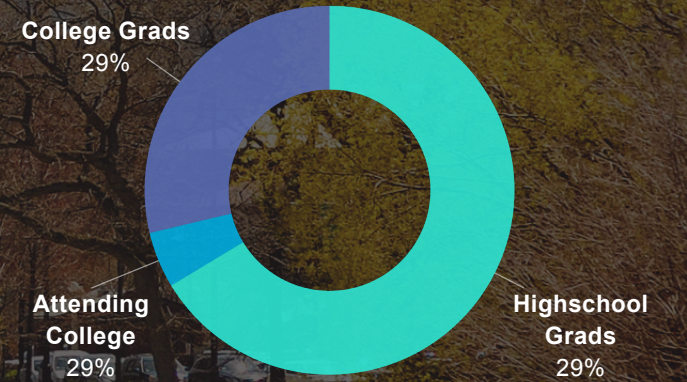
Home Ownership Rate



Population & Age Distribution



Educational Attainment of Adults



Economy

Economic conditions in the Chicago HMA have improved since 2011, following 3 years of declines. During the 12 months ending May 2016, nonfarm payrolls totaled 4.62 million jobs, reflecting a growth of 75,800 jobs, or 1.7 percent, from a year earlier. During the 3-year forecast period, nonfarm payrolls are expected to increase an average of 1.5 percent annually. Although the professional and business services sector is the largest employment sector in the HMA, the largest employer is the U.S. Government, with approximately 45,650 jobs as of December 31, 2014 (Crain's Chicago Business).

Income

Per Capita Income



Economic Conditions

Today, Chicago is also a center of government, business, higher education, and health care. During the 12 months ending May 2016, nonfarm payrolls in the Chicago HMA increased by 75,800 jobs, or 1.7 percent, to 4.62 million jobs, following growth of 1.6 percent, or 71,800 jobs, during the previous 12 months. Nonfarm payrolls have expanded since 2011, following declines from 2008 through 2010, and have now recovered all the jobs lost during the national recession, surpassing the 4.55 million jobs averaged during 2007. The unemployment rate, which peaked at 10.6 percent during 2010, averaged 5.9 percent during the past 12 months, down from 6.4 percent a year earlier.

Sales Market

During the 12 months ending April 2016 (the most recent data available), new and existing home sales were generally stable, increasing by 200 sales, to 133,600 homes sold, at an average price of \$277,000, nearly 10 percent higher than the figure during the previous 12 months. Demand is forecast for 25,375 new homes during the next 3 years, which includes 1,300 mobile homes (Table 1). The 3,075 single-family homes, townhomes, and condominiums currently under construction and a portion of the 154,000 other vacant housing units that may reenter the sales market will satisfy some of the demand during the forecast period.

Rental Market

During the next 3 years, demand is estimated for 19,375 new market-rate rental units, including the approximately 14,410 units currently under construction (Table 1).

Table 1. Housing Demand in the Chicago HMA* During the Forecast Period

	Chicago HMA		Cook County Submarket		Northern Counties Submarket		Southern Counties Submarket	
	Sales Units	Rental Units	Sales Units	Rental Units	Sales Units	Rental Units	Sales Units	Rental Units
Total Demand	23,375	19,375	11,250	15,650	10,500	2,650	3,625	1,075
Under Construction	3,075	14,410	1,075	11,100	1,150	2,400	850	910

Table DP-1. Chicago HMA* Data Profile, 2000 to Current

	2000	2010	Current	Average Annual Change (%)	
				2000 to 2010	2010 to Current
Total Resident Employment	4,559,774	4,358,423	4,636,000	-0.5	1.1
Unemployment Rate	4.3%	10.6%	5.9%		
Nonfarm Payroll Jobs	4,568,900	4,242,700	4,616,000	-0.7	1.6
Total Population	9,098,316	9,461,105	9,548,000	0.4	0.1
Total Households	3,280,055	3,475,726	3,543,000	0.6	0.3
Owner Households	2,138,609	2,293,837	2,259,000	0.7	-0.2
Percent Owner	65.2%	66.0%	63.8%		
Renter Households	1,141,446	1,181,889	1,284,000	0.3	1.4
Percent Renter	34.8%	34%	36.2%		
Total Housing Units	3,462,197	3,797,247	3,835,000	0.9	0.2
Owner Vacancy Rate	1.3%	2.6%	2.1%		
Rental Vacancy Rate	5.4%	9.3%	6.6%		
Median Family Income	\$63,800	\$74,900	\$72,400	1.6	-0.7

Figure 3. Current Nonfarm Payroll Jobs in the Chicago HMA,* by Sector

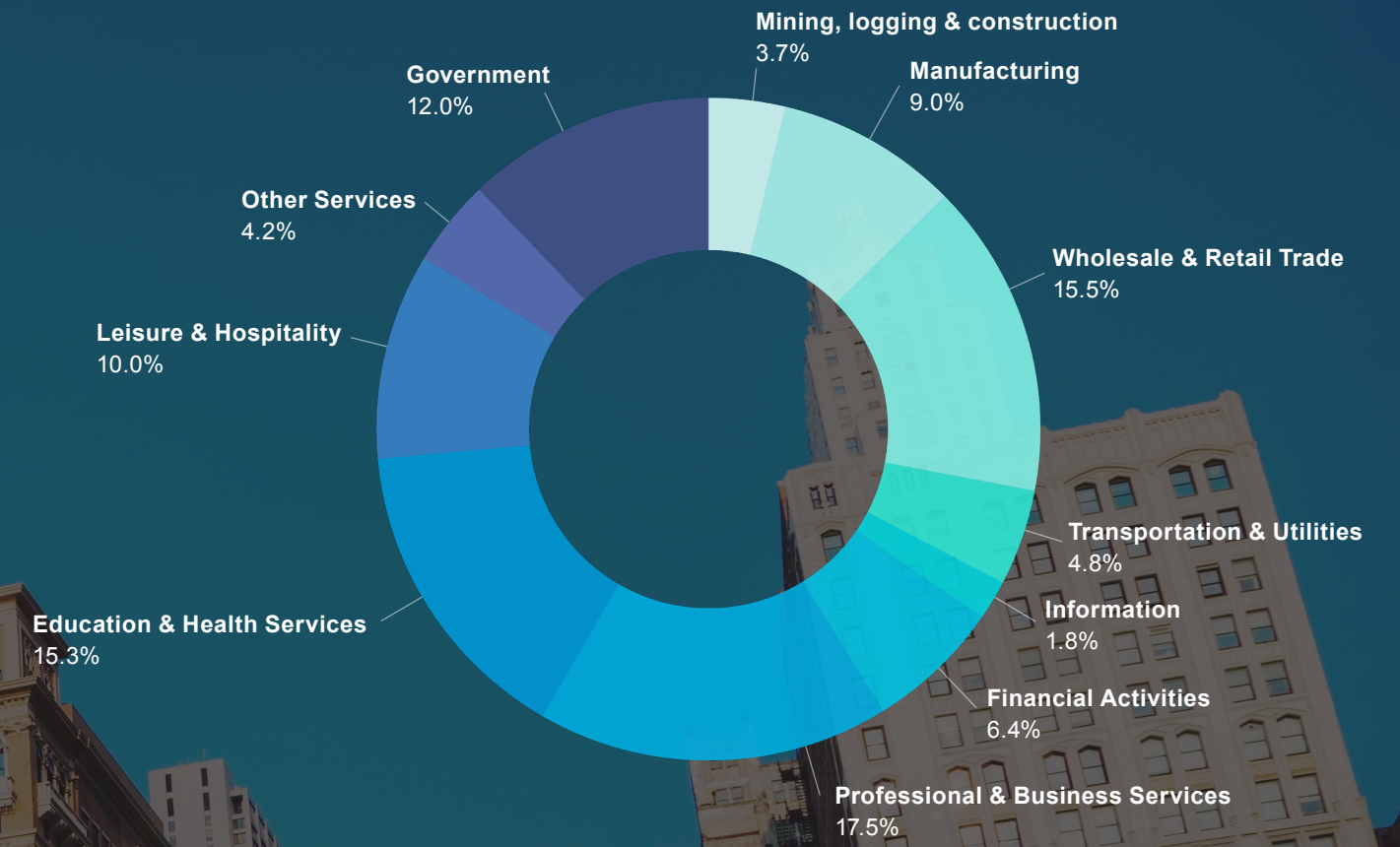


Table 3. Major Employers in the Chicago HMA*

Name of Employer	Nonfarm Payroll Sector	Number of Employees
U.S. Government	Government	45,650
City of Chicago	Government	30,350
Cook County	Government	21,600
Advocate Health Care	Education & Health Services	18,550
University of Chicago	Education & Health Services	16,050
JP Morgan Chase & Co.	Financial Activities	15,000
State of Illinois	Government	14,950
Northwestern Memorial Health Care	Education & Health Services	14,550
United Continental Holdings, Inc.	Transportation & Utilities	14,000
Walgreen Co.	Wholesale & Retail Trade	13,800



12136 S. Bishop St

Price: \$131,995.00

Cash on Cash Return: 18.60%

Occupied and Cash Flowing



8601 South Wallace Ave

Price: \$137,995.00

Cash on Cash Return: 21.38%

Occupied and Cash Flowing



9548 South Greenwood Ave

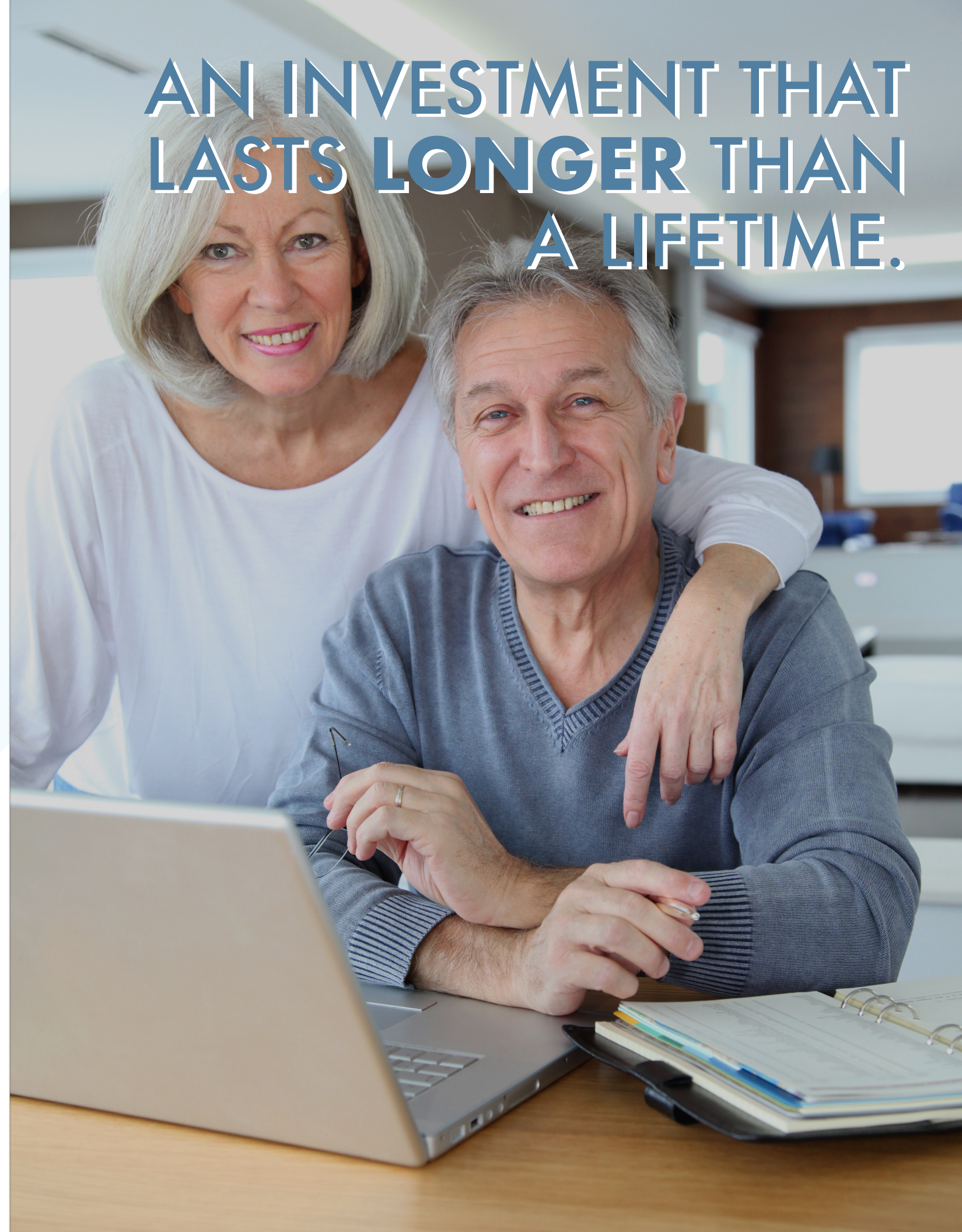
Price: \$151,995.00

Cash on Cash Return: 18.85%

Occupied and Cash Flowing



**AN INVESTMENT THAT
LASTS LONGER THAN
A LIFETIME.**





Contact Us!

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