



1st Year Pro forma

City, State	Indianapolis, IN
Street	2538 N. Routiers Ave
Property Type	Single family
Year Built	1961
Living Area Sq Ft	925
Bedrooms	3
Baths	1
Neighborhood Class	C+

Price	\$125,000
Cost per Sq Ft	\$135.14
Monthly Rent per Sq Ft	\$1.30



Income	Monthly	Annual
Gross Rent	\$1,200	\$14,400
Vacancy Losses	\$60	\$720
Gross Operating Income	\$1,140	\$13,680
Expenses	Monthly	Annual
Property Taxes	\$78	\$930
Insurance	\$55	\$660
Management	\$103	\$1,231
Leasing/Advertising	\$0	\$0
Gas, electric, water	\$0	\$0
Maintenance	\$48	\$576
Lawcare/Snow removal	\$0	\$0
Operating Expenses	\$283	\$3,397

Net Performance	Monthly	Annual
Net Operating Income	\$857	\$10,283
Debt Service	\$665	\$7,984
Cash Flow	\$192	\$2,299
Principal Reduction	\$85	\$1,016
First Year Appreciation	\$313	\$3,750
Gross Income & Equity Return	\$589	\$7,065

Financial Indicators	
Debt Cover Ratio	1.3
Annual Gross Rent Multiplier	8.7
Monthly Gross Rent Multiplier	104
Rent ratio	1.0%
Capitalization Rate	8.2%
Cash on Cash Return	9.2%
Total Return on Investment	28.3%

Assumptions	
Real Estate Appreciation Rate	3%
Vacancy Rate	5%
Management Fee	9%
Maintenance Percentage	4%
Rental Increase	2.0%

Mortgage Information	
Loan to Value	80.0%
Downpayment	\$25,000
Loan Amount	\$100,000
Terms	360
Interest Rate*	7.000%
Mortgage Payment	\$665.30

These are projections only and performance is not guaranteed. All investments have risk and investors should do their own due diligence. Rates can vary and are subject to change.

10 Year Performance Summary----Cash-flow & Equity

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10
INCOME						
Gross Rent	\$14,400	\$14,688	\$14,982	\$15,281	\$15,587	\$17,209
Vacancy	\$720	\$734	\$749	\$764	\$779	\$860
Operating Income	\$13,680	\$13,954	\$14,233	\$14,517	\$14,808	\$16,349

EXPENSES						
Property taxes	\$930	\$949	\$968	\$987	\$1,007	\$1,111
Insurance	\$660	\$673	\$687	\$700	\$714	\$789
Management	\$1,231	\$1,256	\$1,281	\$1,307	\$1,333	\$1,471
Maintenance	\$576	\$588	\$599	\$611	\$623	\$688
Total Operating Expenses	\$3,397	\$3,465	\$3,534	\$3,605	\$3,677	\$4,060

Income Analyses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10
Net Operating Income	\$10,283	\$10,488	\$10,698	\$10,912	\$11,130	\$12,289
Debt Service	\$7,984	\$7,984	\$7,984	\$7,984	\$7,984	\$7,984
Cash Flow	\$2,299	\$2,505	\$2,715	\$2,929	\$3,147	\$4,305
Cash on Cash Return	9.2%	10.0%	10.9%	11.7%	12.6%	17.2%

Equity Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10
Principal Reduction	\$1,016	\$1,089	\$1,168	\$1,252	\$1,343	\$1,926
Annual Appreciation	\$3,750	\$3,863	\$3,978	\$4,098	\$4,221	\$4,893
Total Annual Equity Gain	\$4,766	\$4,952	\$5,146	\$5,350	\$5,564	\$6,819
Total Equity Gain %	19.1%	19.8%	20.6%	21.4%	22.3%	27.28%

Income & Equity Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10
Total Annual Income	\$2,299	\$2,505	\$2,715	\$2,929	\$3,147	\$4,305
Total Annual Equity	\$4,766	\$4,952	\$5,146	\$5,350	\$5,564	\$6,819
Total Income & Equity	\$7,065	\$7,457	\$7,861	\$8,279	\$8,710	\$11,124
Return from Income & Equity	28.3%	29.8%	31.4%	33.1%	34.8%	44.5%

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10
Cummulative Cash flow	\$2,299	\$4,804	\$7,519	\$10,447	\$13,594	\$32,757
Cummulative Equity Gain	\$4,766	\$9,718	\$14,864	\$20,214	\$25,778	\$57,199
Total Cummulative Income & Equity	\$7,065	\$14,522	\$22,383	\$30,661	\$39,372	\$89,957
Income & Equity ROI	28.3%	29.8%	31.4%	33.1%	34.8%	44.5%

\$200,
\$180,
\$160,
\$140,
\$120,
\$100,
\$80,
\$60,
\$40,
\$20,

10 Year Cumulative Return

