



1st Year Pro forma

City, State	Indianapolis, IN
Street	2941 Denison St
Property Type	Single family
Year Built	1949
Living Area Sq Ft	825
Bedrooms	2
Baths	1
Neighborhood Class	C

Price	\$132,000
Cost per Sq Ft	\$160.00
Monthly Rent per Sq Ft	\$1.58



Income Monthly Annual

Gross Rent	\$1,300	\$15,600
Vacancy Losses	\$65	\$780
Gross Operating Income	\$1,235	\$14,820

Expenses Monthly Annual

Property Taxes	\$163	\$1,956
Insurance	\$55	\$660
Management	\$111	\$1,334
Leasing/Advertising	\$0	\$0
Gas, electric, water	\$0	\$0
Maintenance	\$52	\$624
Lawcare/Snow removal	\$0	\$0
Operating Expenses	\$381	\$4,574

Net Performance Monthly Annual

Net Operating Income	\$854	\$10,246
Debt Service	\$626	\$7,509
Cash Flow	\$228	\$2,737
Principal Reduction	\$92	\$1,107
First Year Appreciation	\$330	\$3,960
Gross Income & Equity Return	\$650	\$7,804

Financial Indicators

Debt Cover Ratio	1.4
Annual Gross Rent Multiplier	8.5
Monthly Gross Rent Multiplier	102
Rent ratio	1.0%
Capitalization Rate	7.8%
Cash on Cash Return	8.3%
Total Return on Investment	23.6%

Assumptions

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

Mortgage Information

Loan to Value	75.0%
Downpayment	\$33,000
Loan Amount	\$99,000
Terms	360
Interest Rate*	6.500%
Mortgage Payment	\$625.75

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	\$15,600	\$15,912	\$16,230	\$16,555	\$16,886	\$18,643
Vacancy	\$780	\$796	\$812	\$828	\$844	\$932
Operating Income	\$14,820	\$15,116	\$15,419	\$15,727	\$16,042	\$17,711

EXPENSES						
Property taxes	\$1,956	\$1,995	\$2,035	\$2,076	\$2,117	\$2,338
Insurance	\$660	\$673	\$687	\$700	\$714	\$789
Management	\$1,334	\$1,360	\$1,388	\$1,415	\$1,444	\$1,594
Maintenance	\$624	\$636	\$649	\$662	\$675	\$746
Total Operating Expenses	\$4,574	\$4,665	\$4,759	\$4,854	\$4,951	\$5,466

Income Analyses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10
Net Operating Income	\$10,246	\$10,451	\$10,660	\$10,873	\$11,091	\$12,245
Debt Service	\$7,509	\$7,509	\$7,509	\$7,509	\$7,509	\$7,509
Cash Flow	\$2,737	\$2,942	\$3,151	\$3,364	\$3,582	\$4,736
Cash on Cash Return	8.3%	8.9%	9.5%	10.2%	10.9%	14.4%

Equity Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10
Principal Reduction	\$1,107	\$1,181	\$1,260	\$1,344	\$1,434	\$2,005
Annual Appreciation	\$3,960	\$4,079	\$4,201	\$4,327	\$4,457	\$5,167
Total Annual Equity Gain	\$5,067	\$5,259	\$5,461	\$5,671	\$5,891	\$7,172
Total Equity Gain %	15.4%	15.9%	16.5%	17.2%	17.9%	21.73%

Income & Equity Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10
Total Annual Income	\$2,737	\$2,942	\$3,151	\$3,364	\$3,582	\$4,736
Total Annual Equity	\$5,067	\$5,259	\$5,461	\$5,671	\$5,891	\$7,172
Total Income & Equity	\$7,804	\$8,202	\$8,612	\$9,036	\$9,473	\$11,908
Return from Income & Equity	23.6%	24.9%	26.1%	27.4%	28.7%	36.1%

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10
Cummulative Cash flow	\$2,737	\$5,679	\$8,831	\$12,195	\$15,777	\$37,103
Cummulative Equity Gain	\$5,067	\$10,326	\$15,787	\$21,458	\$27,349	\$60,490
Total Cummulative Income & Equity	\$7,804	\$16,005	\$24,617	\$33,653	\$43,126	\$97,593
Income & Equity ROI	23.6%	24.9%	26.1%	27.4%	28.7%	36.1%

\$250,

\$200,

\$150,

\$100,

\$50,

10 Year Cumulative Return

