



1st Year Pro forma

City, State	Indianapolis, IN
Street	2812 Grassy Creek Dr
Property Type	Single family
Year Built	1987
Living Area Sq Ft	1,140
Bedrooms	3
Baths	1.5
Neighborhood Class	B

Price	\$190,000
Cost per Sq Ft	\$166.67
Monthly Rent per Sq Ft	\$1.40



Income **Monthly** **Annual**

Gross Rent	\$1,600	\$19,200
Vacancy Losses	\$80	\$960
Gross Operating Income	\$1,520	\$18,240

Expenses **Monthly** **Annual**

Property Taxes	\$177	\$2,124
Insurance	\$55	\$660
Management	\$137	\$1,642
Leasing/Advertising	\$0	\$0
Gas, electric, water	\$0	\$0
Maintenance	\$48	\$576
Lawcare/Snow removal	\$0	\$0
Operating Expenses	\$417	\$5,002

Net Performance **Monthly** **Annual**

Net Operating Income	\$1,103	\$13,238
Debt Service	\$901	\$10,808
Cash Flow	\$203	\$2,430
Principal Reduction	\$133	\$1,593
First Year Appreciation	\$475	\$5,700
Gross Income & Equity Return	\$810	\$9,723

Financial Indicators

Debt Cover Ratio	1.2
Annual Gross Rent Multiplier	9.9
Monthly Gross Rent Multiplier	119
Rent ratio	0.8%
Capitalization Rate	7.0%
Cash on Cash Return	5.1%
Total Return on Investment	20.5%

Assumptions

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

Mortgage Information

Loan to Value	75.0%
Downpayment	\$47,500
Loan Amount	\$142,500
Terms	360
Interest Rate*	6.500%
Mortgage Payment	\$900.70

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. A \$2000 credit will be given for interest rate reduction.

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

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10
INCOME						
Gross Rent	\$19,200	\$19,584	\$19,976	\$20,375	\$20,783	\$22,946
Vacancy	\$960	\$979	\$999	\$1,019	\$1,039	\$1,147
Operating Income	\$18,240	\$18,605	\$18,977	\$19,356	\$19,744	\$21,798
EXPENSES						
Property taxes	\$2,124	\$2,166	\$2,210	\$2,254	\$2,299	\$2,538
Insurance	\$660	\$673	\$687	\$700	\$714	\$789
Management	\$1,642	\$1,674	\$1,708	\$1,742	\$1,777	\$1,962
Maintenance	\$576	\$588	\$599	\$611	\$623	\$688
Total Operating Expenses	\$5,002	\$5,102	\$5,204	\$5,308	\$5,414	\$5,977
Income Analyses						
Net Operating Income	\$13,238	\$13,503	\$13,773	\$14,049	\$14,330	\$15,821
Debt Service	\$10,808	\$10,808	\$10,808	\$10,808	\$10,808	\$10,808
Cash Flow	\$2,430	\$2,695	\$2,965	\$3,240	\$3,521	\$5,013
Cash on Cash Return	5.1%	5.7%	6.2%	6.8%	7.4%	10.6%
Equity Analysis						
Principal Reduction	\$1,593	\$1,699	\$1,813	\$1,935	\$2,064	\$2,885
Annual Appreciation	\$5,700	\$5,871	\$6,047	\$6,229	\$6,415	\$7,437
Total Annual Equity Gain	\$7,293	\$7,570	\$7,860	\$8,163	\$8,480	\$10,323
Total Equity Gain %	15.4%	15.9%	16.5%	17.2%	17.9%	21.73%
Income & Equity Analysis						
Total Annual Income	\$2,430	\$2,695	\$2,965	\$3,240	\$3,521	\$5,013
Total Annual Equity	\$7,293	\$7,570	\$7,860	\$8,163	\$8,480	\$10,323
Total Income & Equity	\$9,723	\$10,265	\$10,825	\$11,404	\$12,001	\$15,335
Return from Income & Equity	20.5%	21.6%	22.8%	24.0%	25.3%	32.3%
Cummulative Cash flow & Equity						
Cummulative Cash flow	\$2,430	\$5,125	\$8,090	\$11,330	\$14,851	\$36,873
Cummulative Equity Gain	\$7,293	\$14,863	\$22,724	\$30,887	\$39,366	\$87,069
Total Cummulative Income & Equity	\$9,723	\$19,988	\$30,813	\$42,217	\$54,218	\$123,942
Income & Equity ROI	20.5%	21.6%	22.8%	24.0%	25.3%	32.3%

10 Year Cumulative Return

