



Pinnacle
Investment Properties

408 661-5903

City, State	Indianapolis, IN
Street	4464 N. Aristocrat Lane
Property Type	Single family
Year Built	1979
Living Area Sq Ft	956
Bedrooms	3
Baths	1
Neighborhood Class	B

Price **\$185,000**

Cost per Sq Ft \$193.51

Monthly Rent per Sq Ft \$1.67

INCOME	MONTHLY	ANNUAL
Gross Rent**	\$1,600.00	\$19,200.00
Vacancy Losses	\$55.00	\$660.00
Operating Income	\$1,545.00	\$18,540.00
EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$142.67	\$1,712
Insurance	\$55.00	\$660.00
Management	\$144.00	\$1,728
Leasing/Advertising	\$0.00	\$0.00
Association Fees	\$0.00	\$0.00
Maintenance	\$64.00	\$768.00
Other	\$0.00	\$0.00
Operating Expenses	\$405.67	\$4,868.00
NET PERFORMANCE	MONTHLY	ANNUAL
Net Operating Income	\$1,139.33	\$13,672.00
Debt Service*	\$876.99	\$10,523.93
Cash Flow	\$262.34	\$3,148.07
Principal Reduction	\$129.24	\$1,550.84
First Year Appreciation	\$616.67	\$7,400.00
Gross Equity Income	\$1,008.24	\$12,098.91



FINANCIAL INDICATORS	
Debt Cover Ratio	1.3
Annual Gross Rent Multiplier	9.6
Monthly Gross Rent Multiplier	115.63
Capitalization Rate	7.4%
Cash on Cash Return	6.8%
Total Return on Investment	26.2%
Rent ratio	0.9%
ASSUMPTIONS	
Real Estate Appreciation Rate	4%
Vacancy Rate	5%
Management Fee	9%
Maintenance Percentage	4%
MORTGAGE INFORMATION	
Loan to Value	75.0%
Downpayment	\$46,250
Loan Amount	\$138,750
Terms	360
Interest Rate*	6.500%
Mortgage Payment	\$876.99

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

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