

## 1 Year Performance Projection

Amazing Cash Flowing Property in Hobart  
Hobart, IN 46342  
2 beds and 2 baths built in 1939



|                               |                 |
|-------------------------------|-----------------|
| Square Feet                   | 768             |
| Initial Market Value          | \$64,900        |
| Purchase Price                | \$64,900        |
| Downpayment                   | \$12,980        |
| Loan Origination Fees         | \$519           |
| Depreciable Closing Costs     | \$2,596         |
| Other Closing Costs and Fixup | \$0             |
| <b>Initial Cash Invested</b>  | <b>\$16,095</b> |
| Cost per Square Foot          | \$85            |
| Monthly Rent per Square Foot  | \$1.11          |

| Income                  | Monthly      | Annual         |
|-------------------------|--------------|----------------|
| Gross Rent              | \$850        | \$10,200       |
| Vacancy Losses          | -\$68        | -\$816         |
| <b>Operating Income</b> | <b>\$782</b> | <b>\$9,384</b> |

| Expenses                  | Monthly       | Annual          |
|---------------------------|---------------|-----------------|
| Property Taxes            | -\$108        | -\$1,298        |
| Insurance                 | -\$43         | -\$519          |
| Management Fees           | -\$63         | -\$751          |
| Leasing/Advertising Fees  | -\$0          | -\$0            |
| Association Fees          | -\$0          | -\$0            |
| Maintenance               | -\$68         | -\$816          |
| Other                     | -\$0          | -\$0            |
| <b>Operating Expenses</b> | <b>-\$282</b> | <b>-\$3,384</b> |

| Net Performance              | Monthly      | Annual         |
|------------------------------|--------------|----------------|
| <b>Net Operating Income</b>  | <b>\$500</b> | <b>\$6,000</b> |
| - Mortgage Payments          | -\$279       | -\$3,345       |
| <b>= Cash Flow</b>           | <b>\$221</b> | <b>\$2,655</b> |
| + Principal Reduction        | \$64         | \$766          |
| + First-Year Appreciation    | \$162        | \$1,947        |
| <b>= Gross Equity Income</b> | <b>\$447</b> | <b>\$5,368</b> |
| + Tax Savings                | \$0          | \$0            |
| <b>= GEI w/Tax Savings</b>   | <b>\$447</b> | <b>\$5,368</b> |

| Mortgage Info       | First            | Second |
|---------------------|------------------|--------|
| Loan-to-Value Ratio | 80%              | 0%     |
| Loan Amount         | \$51,920         | \$0    |
| Monthly Payment     | \$278.72         | \$0.00 |
| Loan Type           | Amortizing Fixed |        |
| Term                | 30 Years         |        |
| Interest Rate       | 5.000%           | 0.000% |
| Monthly PMI         | \$0              |        |

| Financial Indicators   |            |
|--|------------|
| Debt Coverage Ratio  | 1.79       |
| Annual Gross Rent Multiplier                                   | 6          |
| Monthly Gross Rent Multiplier                                  | 76         |
| Capitalization Rate  | 9.2%       |
| Cash on Cash Return  | 16%        |
| <b>Total Return on Investment</b>                              | <b>33%</b> |
| <b>+ Tax Benefits: Deductions, Depreciation, 1031 Exchange</b> |            |

| Assumptions                   |    |
|-------------------------------|----|
| Real Estate Appreciation Rate | 3% |
| Vacancy Rate                  | 8% |
| Management Fee                | 8% |
| Maintenance Percentage        | 8% |

| Comments |
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\*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.