

## 1 Year Performance Projection

Pre-Leased Property  
Greenwood, IN 46142  
4BR, 2.5BA, Built in 1961



Square Feet	1,887
Initial Market Value	\$136,900
Purchase Price	\$136,900
Downpayment	\$34,225
Loan Origination Fees	\$2,310
Depreciable Closing Costs	\$5,476
Other Closing Costs and Fixup	\$0
<b>Initial Cash Invested</b>	<b>\$42,011</b>
Cost per Square Foot	\$73
Monthly Rent per Square Foot	\$0.65

Income	Monthly	Annual
Gross Rent	\$1,225	\$14,700
Vacancy Losses	-\$98	-\$1,176
<b>Operating Income</b>	<b>\$1,127</b>	<b>\$13,524</b>

Expenses	Monthly	Annual
Property Taxes	-\$160	-\$1,917
Insurance	-\$60	-\$726
Management Fees	-\$90	-\$1,082
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$98	-\$1,176
Other	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$408</b>	<b>-\$4,900</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$719</b>	<b>\$8,624</b>
- Mortgage Payments	-\$682	-\$8,189
<b>= Cash Flow</b>	<b>\$36</b>	<b>\$435</b>
+ Principal Reduction	\$87	\$1,045
+ First-Year Appreciation	\$684	\$8,214
<b>= Gross Equity Income</b>	<b>\$808</b>	<b>\$9,694</b>
+ Tax Savings	\$77	\$927
<b>= GEI w/Tax Savings</b>	<b>\$885</b>	<b>\$10,621</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$102,675	\$0
Monthly Payment	\$682.41	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.05
Annual Gross Rent Multiplier	9
Monthly Gross Rent Multiplier	112
Capitalization Rate	6.3%
Cash on Cash Return	1%
<b>Total Return on Investment</b>	<b>23%</b>
<b>+ Tax Benefits: Deductions, Depreciation, 1031 Exchange</b>	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	8%
Maintenance Percentage	8%

Comments
Property was rehabbed in 2016 and renters are in place!
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.