

## 1 Year Performance Projection

Great Investment Opportunity  
Lowell, IN 46356  
3 bedroom/1 bath home built in 1945



Square Feet	1,090
Initial Market Value	\$114,900
Purchase Price	\$114,900
Downpayment	\$22,980
Loan Origination Fees	\$1,838
Depreciable Closing Costs	\$5,745
Other Closing Costs and Fixup	\$0
<b>Initial Cash Invested</b>	<b>\$30,563</b>
Cost per Square Foot	\$105
Monthly Rent per Square Foot	\$1.10

Income	Monthly	Annual
Gross Rent	\$1,200	\$14,400
Vacancy Losses	-\$96	-\$1,152
<b>Operating Income</b>	<b>\$1,104</b>	<b>\$13,248</b>

Expenses	Monthly	Annual
Property Taxes	-\$192	-\$2,298
Insurance	-\$48	-\$574
Management Fees	-\$88	-\$1,060
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$96	-\$1,152
Other	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$424</b>	<b>-\$5,084</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$680</b>	<b>\$8,164</b>
- Mortgage Payments	-\$522	-\$6,263
<b>= Cash Flow</b>	<b>\$158</b>	<b>\$1,901</b>
+ Principal Reduction	\$103	\$1,238
+ First-Year Appreciation	\$574	\$6,894
<b>= Gross Equity Income</b>	<b>\$836</b>	<b>\$10,033</b>
+ Tax Savings	\$12	\$141
<b>= GEI w/Tax Savings</b>	<b>\$848</b>	<b>\$10,174</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	80%	0%
Loan Amount	\$91,920	\$0
Monthly Payment	\$521.91	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	5.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.30
Annual Gross Rent Multiplier	8
Monthly Gross Rent Multiplier	96
Capitalization Rate	7.1%
Cash on Cash Return	6%
<b>Total Return on Investment</b>	<b>33%</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

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