

## 1 Year Performance Projection

Good Investment  
Hobart, IN 46342  
3 Bed 1 Bath Home | Built in 1890



Square Feet	1,952
Initial Market Value	\$125,000
Purchase Price	\$125,000
Downpayment	\$31,250
Loan Origination Fees	\$2,109
Depreciable Closing Costs	\$6,250
Other Closing Costs and Fixup	\$0
<b>Initial Cash Invested</b>	<b>\$39,609</b>
Cost per Square Foot	\$64
Monthly Rent per Square Foot	\$0.69

Income	Monthly	Annual
Gross Rent	\$1,350	\$16,200
Vacancy Losses	-\$108	-\$1,296
<b>Operating Income</b>	<b>\$1,242</b>	<b>\$14,904</b>

Expenses	Monthly	Annual
Property Taxes	-\$208	-\$2,500
Insurance	-\$62	-\$750
Management Fees	-\$124	-\$1,490
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$108	-\$1,296
Other	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$503</b>	<b>-\$6,036</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$739</b>	<b>\$8,868</b>
- Mortgage Payments	-\$623	-\$7,477
<b>= Cash Flow</b>	<b>\$116</b>	<b>\$1,391</b>
+ Principal Reduction	\$80	\$954
+ First-Year Appreciation	\$625	\$7,500
<b>= Gross Equity Income</b>	<b>\$820</b>	<b>\$9,845</b>
+ Tax Savings	\$43	\$521
<b>= GEI w/Tax Savings</b>	<b>\$864</b>	<b>\$10,366</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$93,750	\$0
Monthly Payment	\$623.09	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.19
Annual Gross Rent Multiplier	8
Monthly Gross Rent Multiplier	93
Capitalization Rate	7.1%
Cash on Cash Return	4%
<b>Total Return on Investment</b>	<b>25%</b>
<b>+ Tax Benefits: Deductions, Depreciation, 1031 Exchange</b>	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	10%
Maintenance Percentage	8%

Comments
This property is occupied.

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