

1 Year Performance Projection

Great Investment!
Hammond, IN 46324
3 Bed 1 Bath Home | Built in 1951



Square Feet	1,000
Initial Market Value	\$130,000
Purchase Price	\$130,000
Downpayment	\$32,500
Loan Origination Fees	\$2,194
Depreciable Closing Costs	\$6,500
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$41,194
Cost per Square Foot	\$130
Monthly Rent per Square Foot	\$1.35

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

Expenses	Monthly	Annual
Property Taxes	-\$217	-\$2,600
Insurance	-\$54	-\$650
Management Fees	-\$124	-\$1,490
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$108	-\$1,296
Other	-\$0	-\$0
Operating Expenses	-\$503	-\$6,036

Net Performance	Monthly	Annual
Net Operating Income	\$739	\$8,868
- Mortgage Payments	-\$648	-\$7,776
= Cash Flow	\$91	\$1,091
+ Principal Reduction	\$83	\$992
+ First-Year Appreciation	\$650	\$7,800
= Gross Equity Income	\$824	\$9,884
+ Tax Savings	\$55	\$664
= GEI w/Tax Savings	\$879	\$10,547

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$97,500	\$0
Monthly Payment	\$648.02	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.14
Annual Gross Rent Multiplier	8
Monthly Gross Rent Multiplier	96
Capitalization Rate	6.8%
Cash on Cash Return	3%
Total Return on Investment	24%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

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