



408 661-5903

City, State Indianapolis, IN
 Street 10034 E. 33rd St
 Property Type Single family
 Year Built 1973
 Living Area Sq Ft 1716
 Bedrooms 4
 Baths 2
 Neighborhood Class C+

Price \$105,000

Cost per Sq Ft \$61.19

Monthly Rent per Sq Ft \$16.34

INCOME	MONTHLY	ANNUAL
Gross Rent	\$1,000	\$12,000.00
Vacancy Losses	\$50.00	\$600.00
Operating Income	\$950.00	\$11,400.00
EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$125.08	\$1,501.00
Insurance	\$55.00	\$660.00
Management	\$90.00	\$1,080.00
Leasing/Advertising	\$0.00	\$0.00
Association Fees	\$0.00	\$0.00
Maintenance	\$30.00	\$360.00
Other	\$0.00	\$0.00
Operating Expenses	\$300.08	\$3,601.00
NET PERFORMANCE	MONTHLY	ANNUAL
Net Operating Income	\$649.92	\$7,799.00
Debt Service	\$425.62	\$5,107.39
Cash Flow	\$224.30	\$2,691.61
Principal Reduction	\$112.93	\$1,355.11
First Year Appreciation	\$350.00	\$4,200.00
Gross Equity Income	\$687.23	\$8,246.72



FINANCIAL INDICATORS	
Debt Cover Ratio	1.5
Annual Gross Rent Multiplier	8.8
Monthly Gross Rent Multiplier	105.00
Capitalization Rate	7.4%
Cash on Cash Return	12.8%
Total Return on Investment	39.3%
Rent ratio	1.0%
ASSUMPTIONS	
Real Estate Appreciation Rate	4%
Vacancy Rate	5%
Management Fee	9%
Maintenance Percentage	3%
MORTGAGE INFORMATION	
Loan to Value	80.0%
Downpayment	\$21,000
Loan Amount	\$84,000
Terms	360
Interest Rate	4.500%
Mortgage Payment	\$425.62

These are projections only and performance is not gauranteed. All investments have risk and investors should do their own due dilligence

