



408 661-5903

City, State Indianapolis, IN
 Street 3101 Medford Ave
 Property Type Single family
 Year Built 1951
 Living Area Sq Ft 2354
 Bedrooms 4
 Baths 2
 Neighborhood Class B+

Price \$130,000

Cost per Sq Ft \$55.23

Monthly Rent per Sq Ft \$21.73

INCOME	MONTHLY	ANNUAL
Gross Rent	\$1,200	\$14,400.00
Vacancy Losses	\$60.00	\$720.00
Operating Income	\$1,140.00	\$13,680.00
EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$168.08	\$2,017.00
Insurance	\$55.00	\$660.00
Management	\$108.00	\$1,296.00
Leasing/Advertising	\$0.00	\$0.00
Association Fees	\$0.00	\$0.00
Maintenance	\$36.00	\$432.00
Other	\$0.00	\$0.00
Operating Expenses	\$367.08	\$4,405.00
NET PERFORMANCE	MONTHLY	ANNUAL
Net Operating Income	\$772.92	\$9,275.00
Debt Service	\$526.95	\$6,323.43
Cash Flow	\$245.96	\$2,951.57
Principal Reduction	\$139.81	\$1,677.76
First Year Appreciation	\$433.33	\$5,200.00
Gross Equity Income	\$819.11	\$9,829.32



FINANCIAL INDICATORS	
Debt Cover Ratio	1.5
Annual Gross Rent Multiplier	9.0
Monthly Gross Rent Multiplier	108.33
Capitalization Rate	7.1%
Cash on Cash Return	11.4%
Total Return on Investment	37.8%
Rent ratio	0.9%
ASSUMPTIONS	
Real Estate Appreciation Rate	4%
Vacancy Rate	5%
Management Fee	9%
Maintenance Percentage	3%
MORTGAGE INFORMATION	
Loan to Value	80.0%
Downpayment	\$26,000
Loan Amount	\$104,000
Terms	360
Interest Rate	4.500%
Mortgage Payment	\$526.95

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

