



408 661-5903

City, State Indianapolis, IN  
 Street 6667 E. 17th St  
 Property Type Single family  
 Year Built 1957  
 Living Area Sq Ft 1455  
 Bedrooms 3  
 Baths 2  
 Neighborhood Class C

**Price \$85,000**

Cost per Sq Ft \$58.42

Monthly Rent per Sq Ft \$308.33

INCOME	MONTHLY	ANNUAL
Gross Rent	\$925.00	\$11,100.00
Vacancy Losses	\$46.25	\$555.00
<b>Operating Income</b>	<b>\$878.75</b>	<b>\$10,545.00</b>
EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$116.33	\$1,396.00
Insurance	\$55.00	\$660.00
Management	\$83.25	\$999.00
Leasing/Advertising	\$0.00	\$0.00
Association Fees	\$0.00	\$0.00
Maintenance	\$46.25	\$555.00
Other	\$0.00	\$0.00
<b>Operating Expenses</b>	<b>\$300.83</b>	<b>\$3,610.00</b>
NET PERFORMANCE	MONTHLY	ANNUAL
<b>Net Operating Income</b>	<b>\$577.92</b>	<b>\$6,935.00</b>
<b>Debt Service</b>	\$344.55	\$4,134.55
<b>Cash Flow</b>	\$233.37	\$2,800.45
<b>Principal Reduction</b>	\$91.42	\$1,096.99
First Year Appreciation	\$212.50	\$2,550.00
<b>Gross Equity Income</b>	<b>\$537.29</b>	<b>\$6,447.44</b>



FINANCIAL INDICATORS	
Debt Cover Ratio	1.7
Annual Gross Rent Multiplier	7.7
Monthly Gross Rent Multiplier	91.89
Capitalization Rate	8.2%
Cash on Cash Return	16.5%
Total Return on Investment	37.9%
Rent ratio	1.1%
ASSUMPTIONS	
Real Estate Appreciation Rate	3%
Vacancy Rate	5%
Management Fee	9%
Maintenance Percentage	5%
MORTGAGE INFORMATION	
Loan to Value	80.0%
Downpayment	\$17,000
Loan Amount	\$68,000
Terms	360
Interest Rate	4.500%
Mortgage Payment	\$344.55

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

