



408 661-5903

City, State Indianapolis, IN
 Street 5450 E. 44th St
 Property Type Single family
 Year Built 1958
 Living Area Sq Ft 1430
 Bedrooms 3
 Baths 2
 Neighborhood Class B

Price \$93,000

Cost per Sq Ft \$65.03

Monthly Rent per Sq Ft \$316.67

INCOME	MONTHLY	ANNUAL
Gross Rent	\$950.00	\$11,400.00
Vacancy Losses	\$47.50	\$570.00
Operating Income	\$902.50	\$10,830.00
EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$114.17	\$1,370.00
Insurance	\$55.00	\$660.00
Management	\$85.50	\$1,026.00
Leasing/Advertising	\$0.00	\$0.00
Association Fees	\$0.00	\$0.00
Maintenance	\$47.50	\$570.00
Other	\$0.00	\$0.00
Operating Expenses	\$302.17	\$3,626.00
NET PERFORMANCE	MONTHLY	ANNUAL
Net Operating Income	\$600.33	\$7,204.00
Debt Service	\$399.40	\$4,792.74
Cash Flow	\$200.94	\$2,411.26
Principal Reduction	\$91.47	\$1,097.67
First Year Appreciation	\$310.00	\$3,720.00
Gross Equity Income	\$602.41	\$7,228.93



FINANCIAL INDICATORS	
Debt Cover Ratio	1.5
Annual Gross Rent Multiplier	8.2
Monthly Gross Rent Multiplier	97.89
Capitalization Rate	7.7%
Cash on Cash Return	13.0%
Total Return on Investment	38.9%
Rent ratio	1.0%
ASSUMPTIONS	
Real Estate Appreciation Rate	4%
Vacancy Rate	5%
Management Fee	9%
Maintenance Percentage	5%
MORTGAGE INFORMATION	
Loan to Value	80.0%
Downpayment	\$18,600
Loan Amount	\$74,400
Terms	360
Interest Rate	5.000%
Mortgage Payment	\$399.40

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

