



Cash on Cash Return 24.60%

REAL PROPERTIES

REAL NUMBERS

REAL RESULTS

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SFH

City, State	Indianapolis, IN
Street	9701 Conried
Year Built	1965
Total Rooms	6
Living Area Sq Ft	1,225
Basement/Crawl Space	na
Bedrooms	3
Baths	1
Parking	none

SALE PRICE or MARKET VALUE \$69,999.00

INCOME	MONTHLY	ANNUAL
Gross Rent	\$825.00	\$9,900.00
EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$90.41	\$1,084.92
Insurance	\$78.05	\$936.59
Management	\$82.50	\$990.00
Vacancy Losses	\$61.88	\$742.50
Maintenance	\$61.88	\$742.50
Mortgage Principal & Interest	\$280.00	\$3,359.95
Total Expenses	\$654.70	\$7,856.46
NET PERFORMANCE	MONTHLY	ANNUAL
Net Operating Income	\$170.30	\$2,043.54
Cash Flow	\$170.30	\$2,043.54
First Year Appreciation	\$116.67	\$1,399.98
Gross Equity Income	\$286.96	\$3,443.52

FINANCIAL INFORMATION

Cash on Cash Return	24.60%
Down Payment at 20%	\$14,000
Mortgage Interest Rate @ 30yr term	4.375%
Real Estate Appreciation / Rent Increase Rate	2.00%
Vacancy Rate	7.50%
Management Fee	10.00%
Maintenance Percentage	7.50%

**This is for informational purposes and is not a guarantee of any specific performance. *Buyer is responsible for their own due diligence*