



**AmeriVest International**

**Cash on Cash Return 31.18%**

**REAL PROPERTIES**

**REAL NUMBERS**

**REAL RESULTS**

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## SFH

City, State	Indianapolis, IN
Street	4047 Balboa
Year Built	1962
Total Rooms	6
Living Area Sq Ft	1,421
Basement/Crawl Space	na
Bedrooms	3
Baths	1
Parking	1 car attached garage

**PURCHASE PRICE \$66,900.00**

INCOME	MONTHLY	ANNUAL
Gross Rent	\$825.00	\$9,900.00
EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$53.29	\$639.48
Insurance	\$74.59	\$895.12
Management	\$70.13	\$841.50
Vacancy Losses	\$61.88	\$742.50
Maintenance	\$61.88	\$742.50
Mortgage Principal & Interest	\$267.06	\$3,204.72
Total Expenses	\$588.82	\$7,065.82
NET PERFORMANCE	MONTHLY	ANNUAL
Net Operating Income	\$236.18	\$2,834.18
Cash Flow	\$236.18	\$2,834.18
First Year Appreciation	\$111.50	\$1,338.00
Gross Equity Income	\$347.68	\$4,172.18

## FINANCIAL INFORMATION

Cash on Cash Return	31.18%
Down Payment at 20%	\$13,380
Mortgage Interest Rate @ 30yr term	4.375%
Real Estate Appreciation / Rent Increase Rate	2.00%
Vacancy Rate	7.50%
Management Fee	8.50%
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*