



**Cash on Cash Return 28.42%**

**REAL PROPERTIES**

**REAL NUMBERS**

**REAL RESULTS**

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## SFH

City, State	Indianapolis, IN
Street	3829 Delmont
Year Built	1963
Total Rooms	6
Living Area Sq Ft	1,421
Basement/Crawl Space	slab
Bedrooms	3
Baths	1
Parking	1 Car Attached

**SALE PRICE \$67,500.00**

INCOME	MONTHLY	ANNUAL
Gross Rent	\$825.00	\$9,900.00
EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$92.88	\$1,114.56
Insurance	\$75.26	\$903.15
Management	\$70.13	\$841.50
Vacancy Losses	\$61.88	\$742.50
Maintenance	\$61.88	\$742.50
Mortgage Principal & Interest	\$255.79	\$3,069.48
Total Expenses	\$617.81	\$7,413.69
NET PERFORMANCE	MONTHLY	ANNUAL
Net Operating Income	\$207.19	\$2,486.31
Cash Flow	\$207.19	\$2,486.31
First Year Appreciation	\$112.50	\$1,350.00
Gross Equity Income	\$319.69	\$3,836.31

## FINANCIAL INFORMATION

Cash on Cash Return	28.42%
Down Payment at 20%	\$13,500
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*