

1 Year Performance Projection

Investment Opportunity
Hammond, IN 46324
3 Bed 1 Bath Home | Built in 1953



Square Feet	800
Initial Market Value	\$125,000
Purchase Price	\$125,000
Downpayment	\$31,250
Loan Origination Fees	\$2,109
Depreciable Closing Costs	\$6,250
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$39,609
Cost per Square Foot	\$156
Monthly Rent per Square Foot	\$1.69

Income	Monthly	Annual
Gross Rent	\$1,350	\$16,200
Vacancy Losses	-\$108	-\$1,296
Operating Income	\$1,242	\$14,904

Expenses	Monthly	Annual
Property Taxes	-\$208	-\$2,500
Insurance	-\$62	-\$750
Management Fees	-\$124	-\$1,490
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$108	-\$1,296
Other	-\$0	-\$0
Operating Expenses	-\$503	-\$6,036

Net Performance	Monthly	Annual
Net Operating Income	\$739	\$8,868
- Mortgage Payments	-\$623	-\$7,477
= Cash Flow	\$116	\$1,391
+ Principal Reduction	\$80	\$954
+ First-Year Appreciation	\$625	\$7,500
= Gross Equity Income	\$820	\$9,845
+ Tax Savings	\$43	\$521
= GEI w/Tax Savings	\$864	\$10,366

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$93,750	\$0
Monthly Payment	\$623.09	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.19
Annual Gross Rent Multiplier	8
Monthly Gross Rent Multiplier	93
Capitalization Rate	7.1%
Cash on Cash Return	4%
Total Return on Investment	25%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	10%
Maintenance Percentage	8%

Comments	
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.	