



# C.A.P.S. Turnkey

605 Linwood Avenue LaPorte, IN 46350

Financial Information		
Purchase Price		\$325,000.00
Down Payment	25%	\$81,250.00
1st LTV	75%	\$243,750.00
Amortization Term (years)		30
Mortgage Rate - Monthly Payment	7.25%	\$1,662.80
Annual Property Taxes:		\$3,000.00
Monthly Property Taxes		\$250.00
Monthly Insurance		\$196.50
Monthly HOA Fees		\$0.00
Monthly Property Management	10%	\$327.50
Monthly Utilities (Paid by Tenant)		\$0.00
Total Monthly Expenses		\$2,436.80
ARV		\$325,000
Rent		\$3,275
Cash Flow		\$838.20

Property Details	
Type of Property:	Multi-Unit (4 unit)
Beds	7
Baths	4
Square Footage:	2,564
Year Built:	1900

Financial Estimates	
Cash on Cash ROI	12.4%
Capitalization Rate	9.2%

Links to Additional Information	
Comps	<a href="https://drive.google.com/file/d/1YQrbUJsrtnCqYczE5j8iP5q8BA">https://drive.google.com/file/d/1YQrbUJsrtnCqYczE5j8iP5q8BA</a>
Pics #1	<a href="https://drive.google.com/drive/folders/1BC6r1hgUUq8MenLg">https://drive.google.com/drive/folders/1BC6r1hgUUq8MenLg</a>
Pics #2	<a href="https://drive.google.com/drive/folders/1XsUGk8rOK6rV4513l">https://drive.google.com/drive/folders/1XsUGk8rOK6rV4513l</a>
Pics #3	<a href="https://drive.google.com/drive/folders/1hqVv00mkjJfTeWucn">https://drive.google.com/drive/folders/1hqVv00mkjJfTeWucn</a>
Pics #4	<a href="https://drive.google.com/drive/folders/1goKOR77MgPILnceFt">https://drive.google.com/drive/folders/1goKOR77MgPILnceFt</a>
Rehab	<a href="https://drive.google.com/file/d/1Hgl6o4Vyzh3gX-dAU10KU5RI">https://drive.google.com/file/d/1Hgl6o4Vyzh3gX-dAU10KU5RI</a>

Appreciation Rate:	Vacancy	Income	Closing Cost	Maintenance
6%	5%	3%	5%	5%



Annual Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Operating Income	39,300.00	39,300.00	39,300.00	40,479.00	40,479.00	40,479.00	41,658.00	41,658.00	41,658.00	42,837.00
(-) Vacancy/Maintenance	0.00	3,930.00	3,930.00	4,047.90	4,047.90	4,047.90	4,165.80	4,165.80	4,165.80	4,283.70
(-) Expenses	9,288.00	9,288.00	9,288.00	9,288.00	9,288.00	9,288.00	9,288.00	9,288.00	9,288.00	9,288.00
(-) Mortgage Payments	19,953.66	19,953.66	19,953.66	19,953.66	19,953.66	19,953.66	19,953.66	19,953.66	19,953.66	19,953.66
Cash Flow	10,058.34	6,128.34	6,128.34	7,189.44	7,189.44	7,189.44	8,250.54	8,250.54	8,250.54	9,311.64
(+) Principal Reduction	2,281.78	2,447.21	2,624.63	2,814.92	3,019.00	3,237.88	3,472.62	3,724.39	3,994.41	4,284.00
Loan Balance	241,468.22	239,021.01	236,396.38	233,581.46	230,562.46	227,324.58	223,851.95	220,127.56	216,133.16	211,849.15
Market Value	325,000.00	344,500.00	365,170.00	387,080.20	410,305.01	434,923.31	461,018.71	488,679.83	518,000.62	549,080.66
(+) Appreciation	19,500.00	20,670.00	21,910.20	23,224.81	24,618.30	26,095.40	27,661.12	29,320.79	31,080.04	32,944.84
Cash on Cash Return	12%	8%	8%	9%	9%	9%	10%	10%	10%	11%

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	83,532	105,479	128,774	153,499	179,743	207,599	237,167	268,552	301,867	337,232
(-) Closing Cost	16,250	17,225	18,259	19,354	20,515	21,746	23,051	24,434	25,900	27,454
Proceeds After Sale	67,282	88,254	110,515	134,145	159,227	185,853	214,116	244,118	275,967	309,777
(+) Cum. Cash Flow	10,058	16,187	22,315	29,504	36,694	43,883	52,134	60,384	68,635	77,947
(-) Initial Cash Invested	81,250	81,250	81,250	81,250	81,250	81,250	81,250	81,250	81,250	81,250
Net Profit	(3,909.88)	23,190.68	51,580.16	82,399.21	114,671.22	148,485.93	184,999.73	223,252.73	263,352.43	306,474.11
Return on Investment	-4.8%	28.5%	63.5%	101.4%	141.1%	182.8%	227.7%	274.8%	324.1%	377.2%

These numbers are strictly projections, and are not guaranteed. All investments have risks. All investors need to do their own due diligence.

12+  
7+