



C.A.P.S. Turnkey

7341 Grand Avenue Hammond, IN 46323

Financial Information		
Purchase Price		\$140,000.00
Down Payment	20%	\$28,000.00
1st LTV	80%	\$112,000.00
Amortization Term (years)		30
Mortgage Rate - Monthly Payment	7.25%	\$764.04
Annual Property Taxes		\$4,050.00
Monthly Property Taxes		\$337.50
Monthly Insurance		\$99.30
Monthly HOA Fees		\$0.00
Monthly Property Management	10%	\$165.50
Monthly Utilities (Paid by Tenant)		\$0.00
Total Monthly Expenses		\$1,366.34
ARV		\$175,000
Rent		\$1,655
Cash Flow		\$288.66

Property Details	
Type of Property:	Single Family Ranch
Beds	3
Baths	1
Square Footage:	1,479
Year Built:	1960

FOR LTH 30% down, 8.5 interest, 11-12+ ROI

Financial Estimates	
Cash on Cash ROI	12.4%
Capitalization Rate	9.0%

12+
7+

Links to Additional Information	
Comps	https://drive.google.com/file/d/1zc2WxaWz87MiMya6yi9Zfmlk
Pics	https://drive.google.com/drive/folders/1C97j3CRHk27XMF0g
Video	
Scope of Rehab	"Last tenant make ready was done in Sept. 2023, property has b
Home Inspection	been occupied since then
Inspection Response	

Appreciation Rate:	Vacancy	Income	Closing Cost	Maintenance
2%	5%	3%	6%	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	19,860.00	19,860.00	19,860.00	20,455.80	20,455.80	20,455.80	21,051.60	21,051.60	21,051.60	21,647.40
(-) Vacancy/Maintenance	0.00	1,986.00	1,986.00	2,045.58	2,045.58	2,045.58	2,105.16	2,105.16	2,105.16	2,164.74
(-) Expenses	7,227.60	7,227.60	7,227.60	7,227.60	7,227.60	7,227.60	7,227.60	7,227.60	7,227.60	7,227.60
(-) Mortgage Payments	9,168.45	9,168.45	9,168.45	9,168.45	9,168.45	9,168.45	9,168.45	9,168.45	9,168.45	9,168.45
Cash Flow	3,463.95	1,477.95	1,477.95	2,014.17	2,014.17	2,014.17	2,550.39	2,550.39	2,550.39	3,086.61
(+) Principal Reduction	1,048.45	1,124.46	1,205.99	1,293.42	1,387.19	1,487.76	1,595.63	1,711.31	1,835.38	1,968.44
Loan Balance	110,951.55	109,827.09	108,621.10	107,327.68	105,940.49	104,452.73	102,857.10	101,145.79	99,310.41	97,341.97
Market Value	175,000.00	178,500.00	182,070.00	185,711.40	189,425.63	193,214.14	197,078.42	201,019.99	205,040.39	209,141.20
(+) Appreciation	3,500.00	3,570.00	3,641.40	3,714.23	3,788.51	3,864.28	3,941.57	4,020.40	4,100.81	4,182.82
Cash on Cash Return	12%	5%	5%	7%	7%	7%	9%	9%	9%	11%

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	64,048	68,673	73,449	78,384	83,485	88,761	94,221	99,874	105,730	111,799
(-) Closing Cost	10,500	10,710	10,924	11,143	11,366	11,593	11,825	12,061	12,302	12,548
Proceeds After Sale	53,548	57,963	62,525	67,241	72,120	77,169	82,397	87,813	93,428	99,251
(+) Cum. Cash Flow	3,464	4,942	6,420	8,434	10,448	12,462	15,013	17,563	20,114	23,200
(-) Initial Cash Invested	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000
Net Profit	29,012.40	34,904.81	40,944.55	47,675.05	54,567.79	61,630.93	69,409.37	77,376.15	85,541.09	94,450.91
Return on Investment	103.6%	124.7%	146.2%	170.3%	194.9%	220.1%	247.9%	276.3%	305.5%	337.3%

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