



C.A.P.S. Turnkey

1015 Woodward Street, LaPorte, IN 46350

| Financial Information | | |
|------------------------------------|-------|--------------|
| Purchase Price | | \$115,000.00 |
| Down Payment | 20% | \$23,000.00 |
| 1st LTV | 80% | \$92,000.00 |
| Amortization Term (years) | | 30 |
| Mortgage Rate - Monthly Payment | 7.00% | \$612.08 |
| Annual Property Taxes: | | \$1,526.00 |
| Monthly Property Taxes | | \$127.17 |
| Monthly Insurance | | \$75.00 |
| Monthly HOA Fees | | \$0.00 |
| Monthly Property Management | 10% | \$125.00 |
| Monthly Utilities (Paid by Tenant) | | \$0.00 |
| Total Monthly Expenses | | \$939.24 |
| ARV | | \$115,000 |
| Rent | | \$1,250 |
| Cash Flow | | \$310.76 |

| Property Details | |
|-------------------|---------------------|
| Type of Property: | Single Family Ranch |
| Beds | 2 |
| Baths | 1 |
| Square Footage: | 1,152 |
| Year Built: | 1875 |

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

| Financial Estimates | |
|---------------------|-------|
| Cash on Cash ROI | 16.2% |
| Capitalization Rate | 9.6% |

12+
7+

| Links to Additional Information | |
|---------------------------------|---|
| Comps | https://drive.google.com/file/d/1xvpKYjnzSKe4oJT703YcjCYV |
| Pics | https://drive.google.com/drive/folders/1zjn8SYUBx3GzaYrk9C |
| Video | |
| Scope of Rehab | https://drive.google.com/file/d/1W6OG4QQKdI7vmPmZpEP8l |
| Home Inspection | |
| 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 | 15,000.00 | 15,000.00 | 15,000.00 | 15,450.00 | 15,450.00 | 15,450.00 | 15,900.00 | 15,900.00 | 15,900.00 | 16,350.00 |
| (-) Vacancy/Maintenance | 0.00 | 1,500.00 | 1,500.00 | 1,545.00 | 1,545.00 | 1,545.00 | 1,590.00 | 1,590.00 | 1,590.00 | 1,635.00 |
| (-) Expenses | 3,926.00 | 3,926.00 | 3,926.00 | 3,926.00 | 3,926.00 | 3,926.00 | 3,926.00 | 3,926.00 | 3,926.00 | 3,926.00 |
| (-) Mortgage Payments | 7,344.94 | 7,344.94 | 7,344.94 | 7,344.94 | 7,344.94 | 7,344.94 | 7,344.94 | 7,344.94 | 7,344.94 | 7,344.94 |
| Cash Flow | 3,729.06 | 2,229.06 | 2,229.06 | 2,634.06 | 2,634.06 | 2,634.06 | 3,039.06 | 3,039.06 | 3,039.06 | 3,444.06 |
| (+) Principal Reduction | 904.94 | 968.29 | 1,036.07 | 1,108.59 | 1,186.19 | 1,269.22 | 1,358.07 | 1,453.14 | 1,554.85 | 1,663.69 |
| Loan Balance | 91,095.06 | 90,126.78 | 89,090.71 | 87,982.12 | 86,795.93 | 85,526.70 | 84,168.63 | 82,715.50 | 81,160.64 | 79,496.95 |
| Market Value | 115,000.00 | 117,300.00 | 119,646.00 | 122,038.92 | 124,479.70 | 126,969.29 | 129,508.68 | 132,098.85 | 134,740.83 | 137,435.65 |
| (+) Appreciation | 2,300.00 | 2,346.00 | 2,392.92 | 2,440.78 | 2,489.59 | 2,539.39 | 2,590.17 | 2,641.98 | 2,694.82 | 2,748.71 |
| Cash on Cash Return | 16% | 10% | 10% | 11% | 11% | 11% | 13% | 13% | 13% | 15% |

| Sale Analysis | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|---------------------------|------------|----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Equity | 23,905 | 27,173 | 30,555 | 34,057 | 37,684 | 41,443 | 45,340 | 49,383 | 53,580 | 57,939 |
| (-) Closing Cost | 6,900 | 7,038 | 7,179 | 7,322 | 7,469 | 7,618 | 7,771 | 7,926 | 8,084 | 8,246 |
| Proceeds After Sale | 17,005 | 20,135 | 23,377 | 26,734 | 30,215 | 33,824 | 37,570 | 41,457 | 45,496 | 49,693 |
| (+) Cum. Cash Flow | 3,729 | 5,958 | 8,187 | 10,821 | 13,455 | 16,089 | 19,128 | 22,167 | 25,207 | 28,651 |
| (-) Initial Cash Invested | 23,000 | 23,000 | 23,000 | 23,000 | 23,000 | 23,000 | 23,000 | 23,000 | 23,000 | 23,000 |
| Net Profit | (2,266.00) | 3,093.35 | 8,563.71 | 14,555.71 | 20,670.29 | 26,913.79 | 33,697.95 | 40,624.91 | 47,702.28 | 55,343.16 |
| Return on Investment | -9.9% | 13.4% | 37.2% | 63.3% | 89.9% | 117.0% | 146.5% | 176.6% | 207.4% | 240.6% |

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