



C.A.P.S. Turnkey

248 Hopkins Street Michigan City, IN 46360

Financial Information		
Purchase Price		\$130,000.00
Down Payment	20%	\$26,000.00
1st LTV	80%	\$104,000.00
Amortization Term (years)		30
Mortgage Rate - Monthly Payment	7.00%	\$691.91
Annual Property Taxes:		\$1,631.00
Monthly Property Taxes		\$127.58
Monthly Insurance		\$82.50
Monthly HOA Fees		\$0.00
Monthly Property Management	10%	\$137.50
Monthly Utilities (Paid by Tenant)		\$0.00
Total Monthly Expenses		\$1,039.50
ARV		\$130,000
Rent		\$1,375
Cash Flow		\$335.50

Property Details	
Type of Property:	Single Family Ranch
Beds	3
Baths	1
Square Footage:	864
Year Built:	1951

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

Financial Estimates	
Cash on Cash ROI	15.5%
Capitalization Rate	9.5%

12+
7+

Links to Additional Information	
Comps	https://drive.google.com/file/d/1DscJ7noFxlB57-zB9CDpHujN
Pics	https://drive.google.com/drive/folders/1jpmZFMIzpgtCAOasul
Video	
Scope of Rehab	https://drive.google.com/file/d/1_YDHBnXD6QbyyOMP8z1jIVh
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	16,500.00	16,500.00	16,500.00	16,995.00	16,995.00	16,995.00	17,490.00	17,490.00	17,490.00	17,985.00
(-) Vacancy/Maintenance	0.00	1,650.00	1,650.00	1,699.50	1,699.50	1,699.50	1,749.00	1,749.00	1,749.00	1,798.50
(-) Expenses	4,171.00	4,171.00	4,171.00	4,171.00	4,171.00	4,171.00	4,171.00	4,171.00	4,171.00	4,171.00
(-) Mortgage Payments	8,302.98	8,302.98	8,302.98	8,302.98	8,302.98	8,302.98	8,302.98	8,302.98	8,302.98	8,302.98
Cash Flow	4,026.02	2,376.02	2,376.02	2,821.52	2,821.52	2,821.52	3,267.02	3,267.02	3,267.02	3,712.52
(+) Principal Reduction	1,022.98	1,094.58	1,171.20	1,253.19	1,340.91	1,434.78	1,535.21	1,642.67	1,757.66	1,880.70
Loan Balance	102,977.02	101,882.44	100,711.24	99,458.05	98,117.14	96,682.36	95,147.15	93,504.48	91,746.82	89,866.12
Market Value	130,000.00	132,600.00	135,252.00	137,957.04	140,716.18	143,530.50	146,401.11	149,329.14	152,315.72	155,362.03
(+) Appreciation	2,600.00	2,652.00	2,705.04	2,759.14	2,814.32	2,870.61	2,928.02	2,986.58	3,046.31	3,107.24
Cash on Cash Return	15%	9%	9%	11%	11%	11%	13%	13%	13%	14%

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	27,023	30,718	34,541	38,499	42,599	46,848	51,254	55,825	60,569	65,496
(-) Closing Cost	7,800	7,956	8,115	8,277	8,443	8,612	8,784	8,960	9,139	9,322
Proceeds After Sale	19,223	22,762	26,426	30,222	34,156	38,236	42,470	46,865	51,430	56,174
(+) Cum. Cash Flow	4,026	6,402	8,778	11,600	14,421	17,243	20,510	23,777	27,044	30,756
(-) Initial Cash Invested	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000
Net Profit	(2,751.00)	3,163.61	9,203.72	15,821.17	22,577.20	29,478.96	36,979.57	44,641.61	52,473.68	60,930.44
Return on Investment	-10.6%	12.2%	35.4%	60.9%	86.8%	113.4%	142.2%	171.7%	201.8%	234.3%

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