



C.A.P.S. Turnkey

431 Fairmount Road Kingsford Heights, IN 46346

Financial Information		
Purchase Price		\$135,000.00
Down Payment	20%	\$27,000.00
1st LTV	80%	\$108,000.00
Amortization Term (years)		30
Mortgage Rate - Monthly Payment	7.00%	\$718.53
Annual Property Taxes:		\$1,336.00
Monthly Property Taxes		\$111.33
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		\$1,049.86
ARV		\$135,000
Rent		\$1,375
Cash Flow		\$325.14

Property Details	
Type of Property:	Single Family Ranch
Beds	3
Baths	1
Square Footage:	999
Year Built:	1942

Financial Estimates	
Cash on Cash ROI	14.5%
Capitalization Rate	9.3%

Links to Additional Information	
Comps	https://drive.google.com/file/d/1rWPqMitfvNXy-70hIc_1he8Yw
Pics	https://drive.google.com/drive/folders/1pID8pyQrEt_Ovds-0a5
Video	
Scope of Rehab	https://drive.google.com/file/d/10UeSUGSI3DpJpIoXT3mbpa
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	3,976.00	3,976.00	3,976.00	3,976.00	3,976.00	3,976.00	3,976.00	3,976.00	3,976.00	3,976.00
(-) Mortgage Payments	8,622.32	8,622.32	8,622.32	8,622.32	8,622.32	8,622.32	8,622.32	8,622.32	8,622.32	8,622.32
Cash Flow	3,901.68	2,251.68	2,251.68	2,697.18	2,697.18	2,697.18	3,142.68	3,142.68	3,142.68	3,588.18
(+) Principal Reduction	1,062.32	1,136.68	1,216.25	1,301.39	1,392.49	1,489.96	1,594.26	1,705.85	1,825.26	1,953.03
Loan Balance	106,937.68	105,801.00	104,584.75	103,283.36	101,890.87	100,400.91	98,806.66	97,100.80	95,275.54	93,322.51
Market Value	135,000.00	137,700.00	140,454.00	143,263.08	146,128.34	149,050.91	152,031.93	155,072.57	158,174.02	161,337.50
(+) Appreciation	2,700.00	2,754.00	2,809.08	2,865.26	2,922.57	2,981.02	3,040.64	3,101.45	3,163.48	3,226.75
Cash on Cash Return	14%	8%	8%	10%	10%	10%	12%	12%	12%	13%

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	28,062	31,899	35,869	39,980	44,237	48,650	53,225	57,972	62,898	68,015
(-) Closing Cost	8,100	8,262	8,427	8,596	8,768	8,943	9,122	9,304	9,490	9,680
Proceeds After Sale	19,962	23,637	27,442	31,384	35,470	39,707	44,103	48,667	53,408	58,335
(+) Cum. Cash Flow	3,902	6,153	8,405	11,102	13,799	16,497	19,639	22,782	25,925	29,513
(-) Initial Cash Invested	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000
Net Profit	(3,136.00)	2,790.36	8,847.05	15,486.16	22,269.17	29,203.52	36,742.61	44,449.35	52,332.65	60,847.54
Return on Investment	-11.6%	10.3%	32.8%	57.4%	82.5%	108.2%	136.1%	164.6%	193.8%	225.4%

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

12+
7+