



C.A.P.S. Turnkey

356 Litchfield Rd. Kingsford Heights, IN 46346

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:		\$1,400.00
Monthly Property Taxes		\$116.67
Monthly Insurance		\$73.50
Monthly HOA Fees		\$0.00
Monthly Property Management	10%	\$122.50
Monthly Utilities (Paid by Tenant)		\$0.00
Total Monthly Expenses		\$924.74
ARV		\$125,000
Rent		\$1,225
Cash Flow		\$300.26

Property Details	
Type of Property:	Single Family Ranch
Beds	2
Baths	1
Square Footage:	736
Year Built:	1954

Financial Estimates	
Cash on Cash ROI	15.7%
Capitalization Rate	9.5%

Links to Additional Information	
Comps	https://drive.google.com/file/d/14B09vwlQdrpLABclgOfTV82
Pics	https://drive.google.com/drive/folders/17yA_30nnjswlU3OuV
Video	https://drive.google.com/file/d/1EE4-duEj4TzwW4Whg-ZNxtg
Scope of Rehab	https://drive.google.com/file/d/18nTspGjszZn8UodjJoS0s6qH
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	14,700.00	14,700.00	14,700.00	15,141.00	15,141.00	15,141.00	15,582.00	15,582.00	15,582.00	16,023.00
(-) Vacancy/Maintenance	0.00	1,470.00	1,470.00	1,514.10	1,514.10	1,514.10	1,558.20	1,558.20	1,558.20	1,602.30
(-) Expenses	3,752.00	3,752.00	3,752.00	3,752.00	3,752.00	3,752.00	3,752.00	3,752.00	3,752.00	3,752.00
(-) 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	3,603.06	2,133.06	2,133.06	2,529.96	2,529.96	2,529.96	2,926.86	2,926.86	2,926.86	3,323.76
(+) 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	125,000.00	127,500.00	130,050.00	132,651.00	135,304.02	138,010.10	140,770.30	143,585.71	146,457.42	149,386.57
(+) Appreciation	2,500.00	2,550.00	2,601.00	2,653.02	2,706.08	2,760.20	2,815.41	2,871.71	2,929.15	2,987.73
Cash on Cash Return	16%	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	33,905	37,373	40,959	44,669	48,508	52,483	56,602	60,870	65,297	69,890
(-) Closing Cost	7,500	7,650	7,803	7,959	8,118	8,281	8,446	8,615	8,787	8,963
Proceeds After Sale	26,405	29,723	33,156	36,710	40,390	44,203	48,155	52,255	56,509	60,926
(+) Cum. Cash Flow	3,603	5,736	7,869	10,399	12,929	15,459	18,386	21,313	24,240	27,563
(-) 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	7,008.00	12,459.35	18,025.47	24,108.96	30,318.95	36,661.85	43,541.37	50,567.85	57,748.98	65,489.83
Return on Investment	30.5%	54.2%	78.4%	104.8%	131.8%	159.4%	189.3%	219.9%	251.1%	284.7%

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

12+
7+