C.A.P.S. Turnkey

215 Huber Blvd. New Chicago, IN 46342

Financial Information		
Purchase Price		$110,000.00
Down Payment	20%	$22,000.00
1st LTV	80%	$88,000.00
Amortization Term (years)		30
Mortgage Rate - Monthly Payment	7.00%	$585.47
Annual Property Taxes:		$2,200.00
Monthly Property Taxes		$183.33
Monthly Insurance		$70.50
Monthly HOA Fees		$0.00
Monthly Property Management	8%	$94.00
Monthly Utilities (Paid by Tenant)		$0.00
Total Monthly Expenses		$933.30
ARV		$110,000
Rent		$1,175
Cash Flow		$241.70

Appreciation Rate:	Vacancy	Income	Closing Cost	Maintenance
2%	5%	3%	6%	5%

Property Details	
Type of Property:	Single Family Ranch
Beds	2
Baths	1
Square Footage:	672
Year Built:	1952

Financial Estimates		
Cash on Cash ROI	13.2%	12+
Capitalization Rate	9.0%	7+

Links to Additional Information	
Comps	https://drive.google.com/file/d/1pB1_KY0DZ4e-I327lyNubDsN
Pics	https://drive.google.com/drive/folders/1wJ-ZRcDqgE3wzVhyhj
Video	
Scope of Rehab	https://drive.google.com/file/d/1txhHovpoBjfj1JcT6XktFR4Q_I
Home Inspection	
Inspection Response	

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	14,100.00	14,100.00	14,100.00	14,523.00	14,523.00	14,523.00	14,946.00	14,946.00	14,946.00	15,369.00
(-) Vacancy/Maintenance	0.00	1,410.00	1,410.00	1,452.30	1,452.30	1,452.30	1,494.60	1,494.60	1,494.60	1,536.90
(-) Expenses	4,174.00	4,174.00	4,174.00	4,174.00	4,174.00	4,174.00	4,174.00	4,174.00	4,174.00	4,174.00
(-) Mortgage Payments	7,025.59	7,025.59	7,025.59	7,025.59	7,025.59	7,025.59	7,025.59	7,025.59	7,025.59	7,025.59
Cash Flow	2,900.41	1,490.41	1,490.41	1,871.11	1,871.11	1,871.11	2,251.81	2,251.81	2,251.81	2,632.51
(+) Principal Reduction	865.59	926.19	991.02	1,060.39	1,134.62	1,214.04	1,299.02	1,389.96	1,487.25	1,591.36
Loan Balance	87,134.41	86,208.22	85,217.20	84,156.81	83,022.19	81,808.15	80,509.13	79,119.17	77,631.92	76,040.56
Market Value	110,000.00	112,200.00	114,444.00	116,732.88	119,067.54	121,448.89	123,877.87	126,355.42	128,882.53	131,460.18
(+) Appreciation	2,200.00	2,244.00	2,288.88	2,334.66	2,381.35	2,428.98	2,477.56	2,527.11	2,577.65	2,629.20
Cash on Cash Return	13%	7%	7%	9%	9%	9%	10%	10%	10%	12%

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	22,866	25,992	29,227	32,576	36,045	39,641	43,369	47,236	51,251	55,420
(-) Closing Cost	6,600	6,732	6,867	7,004	7,144	7,287	7,433	7,581	7,733	7,888
Proceeds After Sale	16,266	19,260	22,360	25,572	28,901	32,354	35,936	39,655	43,518	47,532
(+) Cum. Cash Flow	2,900	4,391	5,881	7,752	9,623	11,495	13,746	15,998	18,250	20,882
(-) Initial Cash Invested	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000
Net Profit	(2,834.00)	1,650.59	6,241.38	11,324.42	16,524.72	21,848.34	27,682.41	33,653.07	39,767.61	46,414.47
Return on Investment	-12.9%	7.5%	28.4%	51.5%	75.1%	99.3%	125.8%	153.0%	180.8%	211.0%

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