



C.A.P.S. Turnkey

7713 Chestnut Avenue, Hammond, IN 46324

Financial Information		
Purchase Price		\$125,000.00
Down Payment	20%	\$25,000.00
1st LTV	80%	\$100,000.00
Amortization Term (years)		30
Mortgage Rate - Monthly Payment	5.00%	\$536.82
Annual Property Taxes:		\$2,600.00
Monthly Property Taxes		\$216.67
Monthly Insurance		\$81.00
Monthly HOA Fees		\$0.00
Monthly Property Management	10%	\$135.00
Monthly Utilities (Paid by Tenant)		\$0.00
Total Monthly Expenses		\$969.49
ARV		\$130,000
Rent		\$1,350
Cash Flow		\$380.51

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

Property Details	
Type of Property:	Single Family Ranch
Beds	3
Baths	1
Square Footage:	800
Year Built:	1953

Financial Estimates	
Cash on Cash ROI	18.3%
Capitalization Rate	8.8%

Links to Additional Information	
Comps	https://drive.google.com/file/d/1Qr-QA6D6lCBBZuKRutPc-aN6
Pics	https://drive.google.com/drive/folders/1MitZG1Du9HR3go0jo
Video	https://drive.google.com/file/d/1wsfyfjPfljcMBjy9-EYluuHyAk
Scope of Rehab	https://drive.google.com/file/d/1JGTM_RqoPg-v5r6i83jUSB4F6
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	16,200.00	16,200.00	16,200.00	16,686.00	16,686.00	16,686.00	17,172.00	17,172.00	17,172.00	17,658.00
(-) Vacancy/Maintenance	0.00	1,620.00	1,620.00	1,668.60	1,668.60	1,668.60	1,717.20	1,717.20	1,717.20	1,765.80
(-) Expenses	5,192.00	5,192.00	5,192.00	5,192.00	5,192.00	5,192.00	5,192.00	5,192.00	5,192.00	5,192.00
(-) Mortgage Payments	6,441.86	6,441.86	6,441.86	6,441.86	6,441.86	6,441.86	6,441.86	6,441.86	6,441.86	6,441.86
Cash Flow	4,566.14	2,946.14	2,946.14	3,383.54	3,383.54	3,383.54	3,820.94	3,820.94	3,820.94	4,258.34
(+) Principal Reduction	1,441.86	1,513.95	1,589.65	1,669.13	1,752.59	1,840.22	1,932.23	2,028.84	2,130.28	2,236.80
Loan Balance	98,558.14	97,044.19	95,454.54	93,785.41	92,032.82	90,192.60	88,260.37	86,231.53	84,101.24	81,864.45
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	18%	12%	12%	14%	14%	14%	15%	15%	15%	17%

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	31,442	35,556	39,797	44,172	48,683	53,338	58,141	63,098	68,214	73,498
(-) 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	23,642	27,600	31,682	35,894	40,240	44,726	49,357	54,138	59,076	64,176
(+) Cum. Cash Flow	4,566	7,512	10,458	13,842	17,226	20,609	24,430	28,251	32,072	36,330
(-) Initial Cash Invested	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Net Profit	3,208.00	10,112.09	17,140.76	24,736.17	32,465.90	40,335.12	48,786.66	57,388.79	66,147.40	75,506.07
Return on Investment	12.8%	40.4%	68.6%	98.9%	129.9%	161.3%	195.1%	229.6%	264.6%	302.0%

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