



C.A.P.S. Turnkey

8436 Gordon Drive Highland, IN 46322

Financial Information		
Purchase Price		\$175,000.00
Down Payment	20%	\$35,000.00
1st LTV	80%	\$140,000.00
Amortization Term (years)		30
Mortgage Rate - Monthly Payment	7.00%	\$931.42
Annual Property Taxes:		\$3,871.00
Monthly Property Taxes		\$322.58
Monthly Insurance		\$105.00
Monthly HOA Fees		\$0.00
Monthly Property Management	10%	\$175.00
Monthly Utilities (Paid by Tenant)		\$0.00
Total Monthly Expenses		\$1,534.01
ARV		\$125,000
Rent		\$1,750
Cash Flow		\$215.99

Property Details	
Type of Property:	Single Family Ranch
Beds	3
Baths	1
Square Footage:	1,115
Year Built:	1942

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

Financial Estimates	
Cash on Cash ROI	7.4%
Capitalization Rate	7.9%

12+
7+

Links to Additional Information	
Comps	https://drive.google.com/file/d/1oHVM1BJCh4XUEcdXl1cm0
Pics	https://drive.google.com/drive/u/0/folders/1FnEjNXCArwKA
Video	
Scope of Rehab	https://drive.google.com/file/d/11a5xF8jKR5ORyAwk5SzfYHh
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	21,000.00	21,000.00	21,000.00	21,630.00	21,630.00	21,630.00	22,260.00	22,260.00	22,260.00	22,890.00
(-) Vacancy/Maintenance	0.00	2,100.00	2,100.00	2,163.00	2,163.00	2,163.00	2,226.00	2,226.00	2,226.00	2,289.00
(-) Expenses	7,231.00	7,231.00	7,231.00	7,231.00	7,231.00	7,231.00	7,231.00	7,231.00	7,231.00	7,231.00
(-) Mortgage Payments	11,177.08	11,177.08	11,177.08	11,177.08	11,177.08	11,177.08	11,177.08	11,177.08	11,177.08	11,177.08
Cash Flow	2,591.92	491.92	491.92	1,058.92	1,058.92	1,058.92	1,625.92	1,625.92	1,625.92	2,192.92
(+) Principal Reduction	1,377.08	1,473.48	1,576.62	1,686.98	1,805.07	1,931.43	2,066.63	2,211.29	2,366.08	2,531.71
Loan Balance	138,622.92	137,149.44	135,572.82	133,885.83	132,080.76	130,149.33	128,082.70	125,871.41	123,505.33	120,973.62
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	7%	1%	1%	3%	3%	3%	5%	5%	5%	6%

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	-13,623	-9,649	-5,523	-1,235	3,223	7,861	12,688	17,714	22,952	28,413
(-) 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	-21,123	-17,299	-13,326	-9,194	-4,895	-420	4,241	9,099	14,165	19,450
(+) Cum. Cash Flow	2,592	3,084	3,576	4,635	5,694	6,753	8,378	10,004	11,630	13,823
(-) Initial Cash Invested	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Net Profit	(53,531.00)	(49,215.60)	(44,750.07)	(39,559.22)	(34,201.39)	(28,667.33)	(22,380.19)	(15,896.50)	(9,205.09)	(1,727.06)
Return on Investment	-152.9%	-140.6%	-127.9%	-113.0%	-97.7%	-81.9%	-63.9%	-45.4%	-26.3%	-4.9%

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