



C.A.P.S. Turnkey

6945 Delaware Street, Merrillville, IN 46410

Financial Information		
Purchase Price		\$114,900.00
Down Payment	20%	\$22,980.00
1st LTV	80%	\$91,920.00
Amortization Term (years)		30
Mortgage Rate - Monthly Payment	5.25%	\$507.59
Annual Property Taxes:		\$1,804.88
Monthly Property Taxes		\$150.41
Monthly Insurance		\$75.00
Monthly HOA Fees		\$0.00
Monthly Property Management	8%	\$100.00
Monthly Utilities (Paid by Tenant)		\$0.00
Total Monthly Expenses		\$832.99
ARV		\$120,000
Rent		\$1,250
Cash Flow		\$417.01

Property Details	
Type of Property:	Single Family Ranch
Beds	3
Baths	1
Square Footage:	1,155
Year Built:	1954

Financial Estimates	
Cash on Cash ROI	21.8%
Capitalization Rate	9.7%

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

Links to Additional Information	
Comps	
Pics	
Video	
Scope of Rehab	
Post Inspection Notes	
Inspection	



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	15,000.00	15,000.00	15,000.00	15,450.00	15,450.00	15,450.00	15,900.00	15,900.00	15,900.00	16,350.00
(-) Vacancy/Maintenance	0.00	1,500.00	1,500.00	1,545.00	1,545.00	1,545.00	1,590.00	1,590.00	1,590.00	1,635.00
(-) Expenses	3,904.88	3,904.88	3,904.88	3,904.88	3,904.88	3,904.88	3,904.88	3,904.88	3,904.88	3,904.88
(-) Mortgage Payments	6,091.03	6,091.03	6,091.03	6,091.03	6,091.03	6,091.03	6,091.03	6,091.03	6,091.03	6,091.03
Cash Flow	5,004.09	3,504.09	3,504.09	3,909.09	3,909.09	3,909.09	4,314.09	4,314.09	4,314.09	4,719.09
(+) Principal Reduction	1,265.23	1,331.65	1,401.56	1,475.15	1,552.59	1,634.10	1,719.89	1,810.19	1,905.22	2,005.25
Loan Balance	90,654.77	89,323.12	87,921.56	86,446.41	84,893.82	83,259.72	81,539.82	79,729.64	77,824.42	75,819.17
Market Value	120,000.00	122,400.00	124,848.00	127,344.96	129,891.86	132,489.70	135,139.49	137,842.28	140,599.13	143,411.11
(+) Appreciation	2,400.00	2,448.00	2,496.96	2,546.90	2,597.84	2,649.79	2,702.79	2,756.85	2,811.98	2,868.22
Cash on Cash Return	22%	15%	15%	17%	17%	17%	19%	19%	19%	21%

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	29,345	33,077	36,926	40,899	44,998	49,230	53,600	58,113	62,775	67,592
(-) Closing Cost	7,200	7,344	7,491	7,641	7,794	7,949	8,108	8,271	8,436	8,605
Proceeds After Sale	22,145	25,733	29,436	33,258	37,205	41,281	45,491	49,842	54,339	58,987
(+) Cum. Cash Flow	5,004	8,508	12,012	15,921	19,830	23,740	28,054	32,368	36,682	41,401
(-) Initial Cash Invested	22,980	22,980	22,980	22,980	22,980	22,980	22,980	22,980	22,980	22,980
Net Profit	4,169.32	11,261.06	18,467.84	26,199.22	34,054.99	42,040.15	50,564.94	59,229.84	68,040.59	77,408.19
Return on Investment	18.1%	49.0%	80.4%	114.0%	148.2%	182.9%	220.0%	257.7%	296.1%	336.9%

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