



C.A.P.S. Turnkey

7007 Polk Ct, Merrillville, IN 46410

Financial Information		
Purchase Price		\$124,900.00
Down Payment	20%	\$24,980.00
1st LTV	80%	\$99,920.00
Amortization Term (years)		30
Mortgage Rate - Monthly Payment	5.25%	\$551.76
Annual Property Taxes:		\$2,450.78
Monthly Property Taxes		\$204.23
Monthly Insurance		\$78.00
Monthly HOA Fees		\$0.00
Monthly Property Management	8%	\$104.00
Monthly Utilities (Paid by Tenant)		\$0.00
Total Monthly Expenses		\$937.99
ARV		\$135,000
Rent		\$1,300
Cash Flow		\$362.01

Property Details	
Type of Property:	Single Family Ranch
Bedes	3
Baths	2
Square Footage:	1,500
Year Built:	1974

Financial Estimates	
Cash on Cash ROI	17.4%
Capitalization Rate	8.8%

Links to Additional Information	
Comps	
Pics	https://drive.google.com/drive/folders/1KtGA5hoBw3yW8VQ
Video	
Scope of Rehab	
Post Inspection Notes	
Inspection	

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	15,600.00	15,600.00	15,600.00	16,068.00	16,068.00	16,068.00	16,536.00	16,536.00	16,536.00	17,004.00
(-) Vacancy/Maintenance	0.00	1,560.00	1,560.00	1,606.80	1,606.80	1,606.80	1,653.60	1,653.60	1,653.60	1,700.40
(-) Expenses	4,634.78	4,634.78	4,634.78	4,634.78	4,634.78	4,634.78	4,634.78	4,634.78	4,634.78	4,634.78
(-) Mortgage Payments	6,621.14	6,621.14	6,621.14	6,621.14	6,621.14	6,621.14	6,621.14	6,621.14	6,621.14	6,621.14
Cash Flow	4,344.08	2,784.08	2,784.08	3,205.28	3,205.28	3,205.28	3,626.48	3,626.48	3,626.48	4,047.68
(+) Principal Reduction	1,375.34	1,447.55	1,523.55	1,603.53	1,687.72	1,776.32	1,869.58	1,967.73	2,071.04	2,179.77
Loan Balance	98,544.66	97,097.11	95,573.56	93,970.03	92,282.32	90,505.99	88,636.41	86,668.68	84,597.65	82,417.88
Market Value	135,000.00	137,700.00	140,454.00	143,263.08	146,128.34	149,050.91	152,031.93	155,072.57	158,174.02	161,337.50
(+) Appreciation	2,700.00	2,754.00	2,809.08	2,865.26	2,922.57	2,981.02	3,040.64	3,101.45	3,163.48	3,226.75
Cash on Cash Return	17%	11%	11%	13%	13%	13%	15%	15%	15%	16%

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	36,455	40,603	44,880	49,293	53,846	58,545	63,396	68,404	73,576	78,920
(-) Closing Cost	8,100	8,262	8,427	8,596	8,768	8,943	9,122	9,304	9,490	9,680
Proceeds After Sale	28,355	32,341	36,453	40,697	45,078	49,602	54,274	59,100	64,086	69,239
(+) Cum. Cash Flow	4,344	7,128	9,912	13,118	16,323	19,528	23,155	26,781	30,407	34,455
(-) Initial Cash Invested	24,980	24,980	24,980	24,980	24,980	24,980	24,980	24,980	24,980	24,980
Net Profit	7,719.42	14,489.05	21,385.43	28,834.77	36,421.11	44,149.92	52,448.13	60,900.54	69,513.42	78,714.54
Return on Investment	30.9%	58.0%	85.6%	115.4%	145.8%	176.7%	210.0%	243.8%	278.3%	315.1%

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