



C.A.P.S. Turnkey

2649 162nd Pl, Hammond, IN 46323

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	5.75%	\$513.54
Annual Property Taxes:		\$1,622.00
Monthly Property Taxes		\$135.17
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		\$823.71
ARV		\$105,000
Rent		\$1,250
Cash Flow		\$426.29

Property Details	
Type of Property:	Single Family Ranch
Beds	3
Baths	1
Square Footage:	1,032
Year Built:	1927

Financial Estimates	
Cash on Cash ROI	23.3%
Capitalization Rate	10.3%

Links to Additional Information	
Comps	https://drive.google.com/file/d/1wfNcG1KK3Byi-2KWZ8jgrxLd
Pics	
Video	https://youtu.be/UlyxRWxuVys
Scope of Rehab	https://drive.google.com/file/d/1_QSyyTaZZLdqAK7NCOYTHY
Post Inspection Notes	
Inspection	https://drive.google.com/file/d/11uwsHm37h4mPujDIDzmWc

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	15,000.00	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	3,722.00	3,722.00	3,722.00	3,722.00	3,722.00	3,722.00	3,722.00	3,722.00	3,722.00	3,722.00
(-) Mortgage Payments	6,162.53	6,162.53	6,162.53	6,162.53	6,162.53	6,162.53	6,162.53	6,162.53	6,162.53	6,162.53
Cash Flow	5,115.47	3,615.47	3,615.47	4,020.47	4,020.47	4,020.47	4,425.47	4,425.47	4,425.47	4,830.47
(+) Principal Reduction	1,102.53	1,165.92	1,232.97	1,303.86	1,378.83	1,458.12	1,541.96	1,630.62	1,724.38	1,823.53
Loan Balance	86,897.47	85,731.55	84,498.58	83,194.72	81,815.89	80,357.77	78,815.81	77,185.19	75,460.81	73,637.28
Market Value	105,000.00	107,100.00	109,242.00	111,426.84	113,655.38	115,928.48	118,247.05	120,612.00	123,024.24	125,484.72
(+) Appreciation	2,100.00	2,142.00	2,184.84	2,228.54	2,273.11	2,318.57	2,364.94	2,412.24	2,460.48	2,509.69
Cash on Cash Return	23%	16%	16%	18%	18%	18%	20%	20%	20%	22%

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	18,103	21,368	24,743	28,232	31,839	35,571	39,431	43,427	47,563	51,847
(-) Closing Cost	6,300	6,426	6,555	6,686	6,819	6,956	7,095	7,237	7,381	7,529
Proceeds After Sale	11,803	14,942	18,189	21,547	25,020	28,615	32,336	36,190	40,182	44,318
(+) Cum. Cash Flow	5,115	8,731	12,346	16,367	20,387	24,408	28,833	33,259	37,684	42,515
(-) 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	(5,082.00)	1,673.40	8,535.31	15,913.39	23,407.52	31,022.83	39,169.71	47,448.85	55,866.20	64,833.06
Return on Investment	-23.1%	7.6%	38.8%	72.3%	106.4%	141.0%	178.0%	215.7%	253.9%	294.7%

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