



# C.A.P.S. Turnkey

1851 W 58th Pl, Merrillville, IN 46410

Financial Information		
Purchase Price		\$130,000.00
Down Payment	20%	\$26,000.00
1st LTV	80%	\$104,000.00
Amortization Term (years)		30
Mortgage Rate - Monthly Payment	5.75%	\$606.92
Annual Property Taxes:		\$2,159.00
Monthly Property Taxes		\$179.92
Monthly Insurance		\$81.00
Monthly HOA Fees		\$0.00
Monthly Property Management	8%	\$108.00
Monthly Utilities (Paid by Tenant)		\$0.00
<b>Total Monthly Expenses</b>		<b>\$975.83</b>
ARV		\$130,000
Rent		\$1,350
Cash Flow		\$374.17

Property Details	
Type of Property:	Single Family Ranch
Bedes	3
Baths	2
Square Footage:	1,302
Year Built:	1960

Financial Estimates	
Cash on Cash ROI	17.3%
Capitalization Rate	9.1%

Links to Additional Information	
Comps	<a href="https://drive.google.com/file/d/1B62IYIA552gfXzhLqFllm37h">https://drive.google.com/file/d/1B62IYIA552gfXzhLqFllm37h</a>
Pics	<a href="https://drive.google.com/drive/folders/1pLqVZ3AyAWJLJ_DSE">https://drive.google.com/drive/folders/1pLqVZ3AyAWJLJ_DSE</a>
Video	
Scope of Rehab	<a href="https://drive.google.com/file/d/1ch3U8qRliRq0K5m4-Fp-M71">https://drive.google.com/file/d/1ch3U8qRliRq0K5m4-Fp-M71</a>
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	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	4,427.00	4,427.00	4,427.00	4,427.00	4,427.00	4,427.00	4,427.00	4,427.00	4,427.00	4,427.00
(-) Mortgage Payments	7,282.99	7,282.99	7,282.99	7,282.99	7,282.99	7,282.99	7,282.99	7,282.99	7,282.99	7,282.99
Cash Flow	4,490.01	2,870.01	2,870.01	3,307.41	3,307.41	3,307.41	3,744.81	3,744.81	3,744.81	4,182.21
(+) Principal Reduction	1,302.99	1,377.91	1,457.14	1,540.93	1,629.53	1,723.23	1,822.31	1,927.10	2,037.90	2,155.08
Loan Balance	102,697.01	101,319.10	99,861.96	98,321.03	96,691.50	94,968.27	93,145.96	91,218.86	89,180.96	87,025.88
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	17%	11%	11%	13%	13%	13%	14%	14%	14%	16%

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	27,303	31,281	35,390	39,636	44,025	48,562	53,255	58,110	63,135	68,336
(-) 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	19,503	23,325	27,275	31,359	35,582	39,950	44,471	49,151	53,996	59,014
(+) Cum. Cash Flow	4,490	7,360	10,230	13,537	16,845	20,152	23,897	27,642	31,387	35,569
(-) Initial Cash Invested	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000
Net Profit	(2,007.00)	4,684.92	11,504.95	18,896.03	26,426.56	34,102.66	42,368.16	50,792.41	59,382.51	68,583.34
Return on Investment	-7.7%	18.0%	44.2%	72.7%	101.6%	131.2%	163.0%	195.4%	228.4%	263.8%

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