



C.A.P.S. Turnkey

6933 Tyler St, Merrillville, IN 46410

Financial Information		
Purchase Price		\$120,000.00
Down Payment	20%	\$24,000.00
1st LTV	80%	\$96,000.00
Amortization Term (years)		30
Mortgage Rate - Monthly Payment	5.75%	\$560.23
Annual Property Taxes:		\$2,198.86
Monthly Property Taxes		\$183.24
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		\$918.47
ARV		\$130,000
Rent		\$1,250
Cash Flow		\$331.53

Property Details	
Type of Property:	Single Family Ranch
Beds	3
Baths	1.5
Square Footage:	1,332
Year Built:	1964

Financial Estimates	
Cash on Cash ROI	16.6%
Capitalization Rate	8.9%

Links to Additional Information	
Comps	https://drive.google.com/file/d/1mPboilAHxIP0veO_rRnzx85il
Pics	https://drive.google.com/drive/folders/1v6dyrURp9FjaFjQS-R
Video	https://youtu.be/8ClOYjzUjpQ
Scope of Rehab	https://drive.google.com/file/d/1F-rrUmXr5Ew5KGKgEPoHaT
Post Inspection Notes	
Inspection	https://drive.google.com/file/d/1F-rrUmXr5Ew5KGKgEPoHaT

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	4,298.86	4,298.86	4,298.86	4,298.86	4,298.86	4,298.86	4,298.86	4,298.86	4,298.86	4,298.86
(-) Mortgage Payments	6,722.76	6,722.76	6,722.76	6,722.76	6,722.76	6,722.76	6,722.76	6,722.76	6,722.76	6,722.76
Cash Flow	3,978.38	2,478.38	2,478.38	2,883.38	2,883.38	2,883.38	3,288.38	3,288.38	3,288.38	3,693.38
(+) Principal Reduction	1,202.76	1,271.92	1,345.05	1,422.39	1,504.18	1,590.67	1,682.14	1,778.86	1,881.14	1,989.31
Loan Balance	94,797.24	93,525.32	92,180.27	90,757.88	89,253.69	87,663.02	85,980.89	84,202.03	82,320.89	80,331.58
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%	10%	10%	12%	12%	12%	14%	14%	14%	15%

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	35,203	39,075	43,072	47,199	51,462	55,867	60,420	65,127	69,995	75,030
(-) 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	27,403	31,119	34,957	38,922	43,020	47,256	51,636	56,167	60,856	65,709
(+) Cum. Cash Flow	3,978	6,457	8,935	11,819	14,702	17,585	20,874	24,162	27,450	31,144
(-) Initial Cash Invested	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000
Net Profit	7,381.14	13,575.44	19,891.75	26,740.26	33,721.42	40,840.94	48,509.83	56,329.41	64,306.32	72,852.54
Return on Investment	30.8%	56.6%	82.9%	111.4%	140.5%	170.2%	202.1%	234.7%	267.9%	303.6%

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