



C.A.P.S. Turnkey

1036 177th St, Hammond, IN

Financial Information		
Purchase Price		\$119,900.00
Down Payment	20%	\$23,980.00
1st LTV	80%	\$95,920.00
Amortization Term (years)		30
Mortgage Rate - Monthly Payment	5.75%	\$559.76
Annual Property Taxes:		\$2,019.54
Monthly Property Taxes		\$168.30
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		\$903.06
ARV		\$125,000
Rent		\$1,250
Cash Flow		\$346.94

Property Details	
Type of Property:	Single Family Ranch
Bedrooms	3
Baths	1
Square Footage:	1,616
Year Built:	1943

Financial Estimates	
Cash on Cash ROI	17.4%
Capitalization Rate	9.1%

Links to Additional Information	
Comps	https://drive.google.com/file/d/1isnGgXIK-CWITLWUCWBbhs/
Pics	https://drive.google.com/drive/folders/1AyuobEcWN32-4hYV
Video	
Scope of Rehab	https://drive.google.com/file/d/1wdLtiJC185vPDzWinn3Mv03/
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	15,000.00	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	4,119.54	4,119.54	4,119.54	4,119.54	4,119.54	4,119.54	4,119.54	4,119.54	4,119.54	4,119.54
(-) Mortgage Payments	6,717.16	6,717.16	6,717.16	6,717.16	6,717.16	6,717.16	6,717.16	6,717.16	6,717.16	6,717.16
Cash Flow	4,163.30	2,663.30	2,663.30	3,068.30	3,068.30	3,068.30	3,473.30	3,473.30	3,473.30	3,878.30
(+) Principal Reduction	1,201.76	1,270.86	1,343.93	1,421.21	1,502.93	1,589.35	1,680.73	1,777.38	1,879.58	1,987.65
Loan Balance	94,718.24	93,447.38	92,103.45	90,682.24	89,179.32	87,589.97	85,909.24	84,131.86	82,252.29	80,264.63
Market Value	125,000.00	127,500.00	130,050.00	132,651.00	135,304.02	138,010.10	140,770.30	143,585.71	146,457.42	149,386.57
(+) Appreciation	2,500.00	2,550.00	2,601.00	2,653.02	2,706.08	2,760.20	2,815.41	2,871.71	2,929.15	2,987.73
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	30,282	34,053	37,947	41,969	46,125	50,420	54,861	59,454	64,205	69,122
(-) Closing Cost	7,500	7,650	7,803	7,959	8,118	8,281	8,446	8,615	8,787	8,963
Proceeds After Sale	22,782	26,403	30,144	34,010	38,006	42,140	46,415	50,839	55,418	60,159
(+) Cum. Cash Flow	4,163	6,827	9,490	12,558	15,627	18,695	22,168	25,641	29,115	32,993
(-) Initial Cash Invested	23,980	23,980	23,980	23,980	23,980	23,980	23,980	23,980	23,980	23,980
Net Profit	2,965.06	9,249.22	15,653.46	22,587.91	29,652.98	36,854.34	44,602.97	52,500.13	60,552.42	69,171.77
Return on Investment	12.4%	38.6%	65.3%	94.2%	123.7%	153.7%	186.0%	218.9%	252.5%	288.5%

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