



C.A.P.S. Turnkey

6953 Northcote Ave, Hammond, IN 46323

Financial Information		
Purchase Price		\$115,000.00
Down Payment	20%	\$23,000.00
1st LTV	80%	\$92,000.00
Amortization Term (years)		30
Mortgage Rate - Monthly Payment	5.75%	\$536.89
Annual Property Taxes:		\$2,158.00
Monthly Property Taxes		\$179.83
Monthly Insurance		\$77.70
Monthly HOA Fees		\$0.00
Monthly Property Management	8%	\$103.60
Monthly Utilities (Paid by Tenant)		\$0.00
Total Monthly Expenses		\$898.02
ARV		\$125,000
Rent		\$1,295
Cash Flow		\$396.98

Property Details	
Type of Property:	Single Family Ranch
Bedes	3
Baths	2
Square Footage:	1,650
Year Built:	1953

Financial Estimates	
Cash on Cash ROI	20.7%
Capitalization Rate	9.7%

Links to Additional Information	
Comps	https://drive.google.com/file/d/12rqhuuyAtXgYtTlekTVfSrneo
Pics	https://drive.google.com/drive/folders/1V6VlvytrGcrYt92pAK
Video	https://youtu.be/x71Z5Y9GdPQ
Scope of Rehab	
Post Inspection Notes	
Inspection	https://drive.google.com/file/d/1dbwuVSbw0S3URsmf8PHgey

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	15,540.00	15,540.00	15,540.00	16,006.20	16,006.20	16,006.20	16,472.40	16,472.40	16,472.40	16,938.60
(-) Vacancy/Maintenance	0.00	1,554.00	1,554.00	1,600.62	1,600.62	1,600.62	1,647.24	1,647.24	1,647.24	1,693.86
(-) Expenses	4,333.60	4,333.60	4,333.60	4,333.60	4,333.60	4,333.60	4,333.60	4,333.60	4,333.60	4,333.60
(-) Mortgage Payments	6,442.64	6,442.64	6,442.64	6,442.64	6,442.64	6,442.64	6,442.64	6,442.64	6,442.64	6,442.64
Cash Flow	4,763.76	3,209.76	3,209.76	3,629.34	3,629.34	3,629.34	4,048.92	4,048.92	4,048.92	4,468.50
(+) Principal Reduction	1,152.64	1,218.92	1,289.01	1,363.13	1,441.51	1,524.39	1,612.05	1,704.74	1,802.76	1,906.42
Loan Balance	90,847.36	89,628.43	88,339.42	86,976.30	85,534.79	84,010.40	82,398.35	80,693.61	78,890.85	76,984.43
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	21%	14%	14%	16%	16%	16%	18%	18%	18%	19%

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	34,153	37,872	41,711	45,675	49,769	54,000	58,372	62,892	67,567	72,402
(-) 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	26,653	30,222	33,908	37,716	41,651	45,719	49,926	54,277	58,779	63,439
(+) Cum. Cash Flow	4,764	7,974	11,183	14,813	18,442	22,071	26,120	30,169	34,218	38,687
(-) Initial Cash Invested	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000
Net Profit	8,416.40	15,195.08	22,090.84	29,528.25	37,092.93	44,790.37	53,045.92	61,446.06	69,997.15	79,125.47
Return on Investment	36.6%	66.1%	96.0%	128.4%	161.3%	194.7%	230.6%	267.2%	304.3%	344.0%

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