



C.A.P.S. Turnkey

4227 Liverpool Rd, Lake Station, IN 46405

Financial Information		
Purchase Price		\$85,000.00
Down Payment	20%	\$17,000.00
1st LTV	80%	\$68,000.00
Amortization Term (years)		30
Mortgage Rate - Monthly Payment	5.75%	\$396.83
Annual Property Taxes:		\$1,220.00
Monthly Property Taxes		\$101.67
Monthly Insurance		\$63.00
Monthly HOA Fees		\$0.00
Monthly Property Management	8%	\$84.00
Monthly Utilities (Paid by Tenant)		\$0.00
Total Monthly Expenses		\$645.50
ARV		\$75,000
Rent		\$1,050
Cash Flow		\$404.50

Property Details	
Type of Property:	Single Family Ranch
Bedrooms	3
Baths	1
Square Footage:	914
Year Built:	1949

Financial Estimates	
Cash on Cash ROI	28.6%
Capitalization Rate	11.3%

Links to Additional Information	
Comps	https://drive.google.com/file/d/1jgvfWEVsf7REFIVfbPZFISCAb
Pics	https://drive.google.com/drive/folders/1KENSQ8-e119YofipDG
Video	https://youtu.be/K8Kf0FAALKM
Scope of Rehab	https://drive.google.com/file/d/1x4ppHW0QsqWkMb1SMteJnI
Inspection	https://drive.google.com/file/d/1pljrBoUCHzgDzd3QtsPDUIGN
Response to Inspection	https://drive.google.com/file/d/1dPeelVB6qyBCeXtXSCuSPgVz

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	12,600.00	12,600.00	12,600.00	12,978.00	12,978.00	12,978.00	13,356.00	13,356.00	13,356.00	13,734.00
(-) Vacancy/Maintenance	0.00	1,260.00	1,260.00	1,297.80	1,297.80	1,297.80	1,335.60	1,335.60	1,335.60	1,373.40
(-) Expenses	2,984.00	2,984.00	2,984.00	2,984.00	2,984.00	2,984.00	2,984.00	2,984.00	2,984.00	2,984.00
(-) Mortgage Payments	4,761.95	4,761.95	4,761.95	4,761.95	4,761.95	4,761.95	4,761.95	4,761.95	4,761.95	4,761.95
Cash Flow	4,854.05	3,594.05	3,594.05	3,934.25	3,934.25	3,934.25	4,274.45	4,274.45	4,274.45	4,614.65
(+) Principal Reduction	851.95	900.94	952.75	1,007.53	1,065.46	1,126.73	1,191.51	1,260.02	1,332.48	1,409.09
Loan Balance	67,148.05	66,247.10	65,294.36	64,286.83	63,221.37	62,094.64	60,903.13	59,643.10	58,310.63	56,901.53
Market Value	75,000.00	76,500.00	78,030.00	79,590.60	81,182.41	82,806.06	84,462.18	86,151.43	87,874.45	89,631.94
(+) Appreciation	1,500.00	1,530.00	1,560.60	1,591.81	1,623.65	1,656.12	1,689.24	1,723.03	1,757.49	1,792.64
Cash on Cash Return	29%	21%	21%	23%	23%	23%	25%	25%	25%	27%

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	7,852	10,253	12,736	15,304	17,961	20,711	23,559	26,508	29,564	32,730
(-) Closing Cost	4,500	4,590	4,682	4,775	4,871	4,968	5,068	5,169	5,272	5,378
Proceeds After Sale	3,352	5,663	8,054	10,528	13,090	15,743	18,491	21,339	24,291	27,352
(+) Cum. Cash Flow	4,854	8,448	12,042	15,976	19,911	23,845	28,119	32,394	36,668	41,283
(-) Initial Cash Invested	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000
Net Profit	(8,794.00)	(2,889.01)	3,095.98	9,504.72	16,000.73	22,587.93	29,610.64	36,733.00	43,959.57	51,635.35
Return on Investment	-51.7%	-17.0%	18.2%	55.9%	94.1%	132.9%	174.2%	216.1%	258.6%	303.7%

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