



408 661-5903

City, State Indianapolis, IN  
 Street 7218 E 34th Street  
 Property Type Single family  
 Year Built 1959  
 Living Area Sq Ft 1,181  
 Bedrooms 3  
 Baths 1  
 Neighborhood Class C

**Price** **\$78,000**

Cost per Sq Ft \$66.05

Monthly Rent per Sq Ft \$0.66

INCOME	MONTHLY	ANNUAL
Gross Rent	\$780.00	\$9,360.00
Vacancy Losses	\$39.00	\$468.00
<b>Operating Income</b>	<b>\$741.00</b>	<b>\$8,892.00</b>
EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$112.83	\$1,354
Insurance	\$55.00	\$660.00
Management	\$78.00	\$936
Leasing/Advertising	\$0.00	\$0.00
Association Fees	\$0.00	\$0.00
Maintenance	\$39.00	\$468.00
Other	\$0.00	\$0.00
<b>Operating Expenses</b>	<b>\$284.83</b>	<b>\$3,418.00</b>
NET PERFORMANCE	MONTHLY	ANNUAL
<b>Net Operating Income</b>	<b>\$456.17</b>	<b>\$5,474.00</b>
<b>Debt Service</b>	\$306.97	\$3,683.65
<b>Cash Flow</b>	\$149.20	\$1,790.35
<b>Principal Reduction</b>	\$87.67	\$1,051.98
First Year Appreciation	\$260.00	\$3,120.00
<b>Gross Equity Income</b>	<b>\$496.86</b>	<b>\$5,962.33</b>



FINANCIAL INDICATORS	
Debt Cover Ratio	1.5
Annual Gross Rent Multiplier	8.3
Monthly Gross Rent Multiplier	100.00
Capitalization Rate	7.0%
Cash on Cash Return	11.5%
Total Return on Investment	38.2%
Rent ratio	1.0%
ASSUMPTIONS	
Real Estate Appreciation Rate	4%
Vacancy Rate	5%
Management Fee	10%
Maintenance Percentage	5%
MORTGAGE INFORMATION	
Loan to Value	80.0%
Downpayment	\$15,600
Loan Amount	\$62,400
Terms	360
Interest Rate	4.250%
Mortgage Payment	\$306.97

These are projections only and performance is not guaranteed. All investments have risk and investors should do their own due diligence

