



Pinnacle
Investment Properties

408 661-5903

City, State Indianapolis, IN
 Street 3037 Roseway Dr
 Property Type Single family
 Year Built 1959
 Living Area Sq Ft 900
 Bedrooms 3
 Baths 1
 Neighborhood Class C +

Price \$105,000

Cost per Sq Ft \$116.67

Monthly Rent per Sq Ft \$1.08

INCOME	MONTHLY	ANNUAL
Gross Rent	\$975.00	\$11,700.00
Vacancy Losses	\$48.75	\$585.00
Operating Income	\$926.25	\$11,115.00
EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$97.50	\$1,170
Insurance	\$55.00	\$660.00
Management	\$87.75	\$1,053
Leasing/Advertising	\$0.00	\$0.00
Association Fees	\$0.00	\$0.00
Maintenance	\$48.75	\$585.00
Other	\$0.00	\$0.00
Operating Expenses	\$289.00	\$3,468.00
NET PERFORMANCE	MONTHLY	ANNUAL
Net Operating Income	\$637.25	\$7,647.00
Debt Service	\$413.23	\$4,958.75
Cash Flow	\$224.02	\$2,688.25
Principal Reduction	\$118.01	\$1,416.13
First Year Appreciation	\$350.00	\$4,200.00
Gross Equity Income	\$692.03	\$8,304.37



FINANCIAL INDICATORS	
Debt Cover Ratio	1.5
Annual Gross Rent Multiplier	9.0
Monthly Gross Rent Multiplier	107.69
Capitalization Rate	7.3%
Cash on Cash Return	12.8%
Total Return on Investment	39.5%
Rent ratio	0.9%
ASSUMPTIONS	
Real Estate Appreciation Rate	4%
Vacancy Rate	5%
Management Fee	9%
Maintenance Percentage	5%
MORTGAGE INFORMATION	
Loan to Value	80.0%
Downpayment	\$21,000
Loan Amount	\$84,000
Terms	360
Interest Rate	4.250%
Mortgage Payment	\$413.23

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

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