



408 661-5903

City, State Indianapolis, IN
 Street 11325 Cherry Tree Way
 Property Type Single family
 Year Built 1995
 Living Area Sq Ft 1,222
 Bedrooms 3
 Baths 2
 Neighborhood Class B

Price \$144,950

Cost per Sq Ft \$118.62

Monthly Rent per Sq Ft \$1.15

INCOME	MONTHLY	ANNUAL
Gross Rent*	\$1,400.00	\$16,800.00
Vacancy Losses	\$50.00	\$600.00
Operating Income	\$1,350.00	\$16,200.00

EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$197.67	\$2,372
Insurance	\$50.00	\$600.00
Management	\$126.00	\$1,512
Leasing/Advertising	\$0.00	\$0.00
Association Fees	\$0.00	\$0.00
Maintenance	\$70.00	\$840.00
Other	\$0.00	\$0.00
Operating Expenses	\$443.67	\$5,324.00

NET PERFORMANCE	MONTHLY	ANNUAL
Net Operating Income	\$906.33	\$10,876.00
Debt Service	\$537.03	\$6,444.35
Cash Flow	\$369.30	\$4,431.65
Principal Reduction	\$177.69	\$2,132.25
First Year Appreciation	\$483.17	\$5,798.00
Gross Equity Income	\$1,030.16	\$12,361.90



FINANCIAL INDICATORS	
Debt Cover Ratio	1.7
Annual Gross Rent Multiplier	8.6
Monthly Gross Rent Multiplier	103.54
Capitalization Rate	7.5%
Cash on Cash Return	15.3%
Total Return on Investment	42.6%
Rent ratio	1.0%

ASSUMPTIONS	
Real Estate Appreciation Rate	4%
Vacancy Rate	5%
Management Fee	9%
Maintenance Percentage	5%

MORTGAGE INFORMATION	
Loan to Value	80.0%
Downpayment	\$28,990
Loan Amount	\$115,960
Terms	360
Interest Rate	3.750%
Mortgage Payment	\$537.03

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

*After 1/21/2023. Currently rented below market value. *\$2,300 credit will be given at closing to offset rent.

