



Pinnacle
Investment Properties

408 661-5903

City, State	Indianapolis, IN
Street	<u>1038 Hathaway Dr</u>
Property Type	Single family
Year Built	1956
Living Area Sq Ft	2,380
Bedrooms	3
Baths	1
Neighborhood Class	B

Price **\$144,000**

Cost per Sq Ft \$60.50

Monthly Rent per Sq Ft \$0.55

INCOME	MONTHLY	ANNUAL
Gross Rent**	\$1,300.00	\$15,600.00
Vacancy Losses	\$50.00	\$600.00
Operating Income	\$1,250.00	\$15,000.00
EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$182.00	\$2,184
Insurance	\$50.00	\$600.00
Management	\$117.00	\$1,404
Leasing/Advertising	\$0.00	\$0.00
Association Fees	\$0.00	\$0.00
Maintenance	\$65.00	\$780.00
Other	\$0.00	\$0.00
Operating Expenses	\$414.00	\$4,968.00
NET PERFORMANCE	MONTHLY	ANNUAL
Net Operating Income	\$836.00	\$10,032.00
Debt Service	\$533.51	\$6,402.11
Cash Flow	\$302.49	\$3,629.89
Principal Reduction	\$176.52	\$2,118.27
First Year Appreciation	\$480.00	\$5,760.00
Gross Equity Income	\$959.01	\$11,508.16



FINANCIAL INDICATORS	
Debt Cover Ratio	1.6
Annual Gross Rent Multiplier	9.2
Monthly Gross Rent Multiplier	110.77
Capitalization Rate	7.0%
Cash on Cash Return	12.6%
Total Return on Investment	40.0%
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	\$28,800
Loan Amount	\$115,200
Terms	360
Interest Rate	3.750%
Mortgage Payment	\$533.51

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

*After 5/31/2022. Currently rented for \$1,000. \$1,000 credit will be given at closing to offset rent.

