



408 661-5903

City, State Indianapolis, IN
 Street 4345 Aspen Way
 Property Type Single family
 Year Built 1962
 Living Area Sq Ft 1,596
 Bedrooms 3
 Baths 1
 Neighborhood Class C

Price \$85,000

Cost per Sq Ft \$53.26

Monthly Rent per Sq Ft \$0.50

INCOME	MONTHLY	ANNUAL
Gross Rent	\$800.00	\$9,600.00
Vacancy Losses	\$50.00	\$600.00
Operating Income	\$750.00	\$9,000.00

EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$90.00	\$1,080
Insurance	\$50.00	\$600.00
Management	\$72.00	\$864
Leasing/Advertising	\$0.00	\$0.00
Association Fees	\$0.00	\$0.00
Maintenance	\$40.00	\$480.00
Other	\$0.00	\$0.00
Operating Expenses	\$252.00	\$3,024.00

NET PERFORMANCE	MONTHLY	ANNUAL
Net Operating Income	\$498.00	\$5,976.00
Debt Service	\$339.51	\$4,074.17
Cash Flow	\$158.49	\$1,901.83
Principal Reduction	\$93.46	\$1,121.48
First Year Appreciation	\$283.33	\$3,400.00
Gross Equity Income	\$535.28	\$6,423.31



FINANCIAL INDICATORS	
Debt Cover Ratio	1.5
Annual Gross Rent Multiplier	8.9
Monthly Gross Rent Multiplier	106.25
Capitalization Rate	7.0%
Cash on Cash Return	11.2%
Total Return on Investment	37.8%
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	\$17,000
Loan Amount	\$68,000
Terms	360
Interest Rate	4.375%
Mortgage Payment	\$339.51

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

