

19009 Wimbley Way  
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 Noblesville, IN 46062  
 Lease Option price of \$159K



Square Feet	1,966
Purchase Price	\$128,900
Initial Market Value	\$151,000
Downpayment	\$12,890
Loan Origination Fees	\$1,740
Depreciable Closing Costs	\$0
Other Closing Costs	\$0
<b>Initial Cash Invested</b>	<b>\$14,630</b>
Cost per Square Foot	\$66
Monthly Rent per Square Foot	\$0.61

Income	Monthly	Annual
Gross Rent	\$1,200	\$14,400
Vacancy Losses	(\$24)	(\$288)
<b>Operating Income</b>	<b>\$1,176</b>	<b>\$14,112</b>

Expenses	Monthly	Annual
Property Taxes	(\$150)	(\$1,805)
Insurance	(\$81)	(\$967)
Management Fees	(\$24)	(\$282)
Leasing/Advertising Fees	\$0	\$0
Association Fees	(\$25)	(\$300)
Maintenance	(\$24)	(\$288)
Other	\$0	\$0
<b>Operating Expenses</b>	<b>(\$303)</b>	<b>(\$3,642)</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$873</b>	<b>\$10,470</b>
- Mortgage Payments	(\$772)	(\$9,262)
<b>= Cash Flow</b>	<b>\$101</b>	<b>\$1,209</b>
+ Principal Reduction	\$98	\$1,178
+ First-Year Appreciation	\$2,219	\$26,630
<b>= Gross Equity Income</b>	<b>\$2,418</b>	<b>\$29,017</b>
+ Tax Savings	\$39	\$467
<b>= GEI w/Tax Savings</b>	<b>\$2,457</b>	<b>\$29,484</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	90%	0%
Loan Amount	\$116,010	\$0
Monthly Payment	\$771.82	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	7.000%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.13
Annual Gross Rent Multiplier	9
Monthly Gross Rent Multiplier	107
Capitalization Rate	6.9%
Cash on Cash Return	8%
<b>Total Return on Investment</b>	<b>198%</b>
<b>Total ROI with Tax Savings</b>	<b>202%</b>

Assumptions	
Real Estate Appreciation Rate	3%
Vacancy Rate	2%
Management Fee	2%
Maintenance Percentage	2%

**Comments**  
 Currently occupied by Tenant w/ 18 month Lease/Option,  
 \$1,200 / month and Option price of \$159,900

\*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.