

4308 Fletcher Ave
 4308 Fletcher Ave
 Indianapolis, IN 46203
 Basement, fireplace, large 2 car garage, and close



Square Feet	928
Purchase Price	\$56,250
Initial Market Value	\$75,000
Downpayment	\$5,625
Loan Origination Fees	\$759
Depreciable Closing Costs	\$2,813
Other Closing Costs	\$0
Initial Cash Invested	\$9,197
Cost per Square Foot	\$61
Monthly Rent per Square Foot	\$0.75

Income	Monthly	Annual
Gross Rent	\$699	\$8,388
Vacancy Losses	(\$35)	(\$419)
Operating Income	\$664	\$7,969

Expenses	Monthly	Annual
Property Taxes	(\$94)	(\$1,125)
Insurance	(\$47)	(\$563)
Management Fees	(\$66)	(\$797)
Leasing/Advertising Fees	(\$8)	(\$100)
Association Fees	\$0	\$0
Maintenance	(\$35)	(\$419)
Other	\$0	\$0
Operating Expenses	(\$250)	(\$3,004)

Net Performance	Monthly	Annual
Net Operating Income	\$414	\$4,965
- Mortgage Payments	(\$337)	(\$4,042)
= Cash Flow	\$77	\$923
+ Principal Reduction	\$43	\$514
+ First-Year Appreciation	\$1,688	\$20,250
= Gross Equity Income	\$1,807	\$21,687
+ Tax Savings	\$9	\$103
= GEI w/Tax Savings	\$1,816	\$21,791

Mortgage Info	First	Second
Loan-to-Value Ratio	90%	0%
Loan Amount	\$50,625	\$0
Monthly Payment	\$336.81	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	7.000%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.23
Annual Gross Rent Multiplier	7
Monthly Gross Rent Multiplier	80
Capitalization Rate	6.6%
Cash on Cash Return	10%
Total Return on Investment	236%
Total ROI with Tax Savings	237%

Assumptions	
Real Estate Appreciation Rate	2%
Vacancy Rate	5%
Management Fee	10%
Maintenance Percentage	5%

Comments

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