

REO Foreclosed property  
Indianapolis, IN 46203  
2003 Bank repo., 4BR, 2.5BA



Square Feet	1,960
Purchase Price	\$75,000
Initial Market Value	\$75,000
Downpayment	\$15,000
Loan Origination Fees	\$600
Depreciable Closing Costs	\$3,750
Other Closing Costs	\$0
<b>Initial Cash Invested</b>	<b>\$19,350</b>
Cost per Square Foot	\$38
Monthly Rent per Square Foot	\$0.51

Income	Monthly	Annual
Gross Rent	\$995	\$11,940
Vacancy Losses	(\$80)	(\$955)
<b>Operating Income</b>	<b>\$915</b>	<b>\$10,985</b>

Expenses	Monthly	Annual
Property Taxes	(\$113)	(\$1,350)
Insurance	(\$25)	(\$300)
Management Fees	(\$92)	(\$1,098)
Leasing/Advertising Fees	(\$17)	(\$200)
Association Fees	(\$25)	(\$300)
Maintenance	(\$20)	(\$239)
Other	\$0	\$0
<b>Operating Expenses</b>	<b>(\$291)</b>	<b>(\$3,487)</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$625</b>	<b>\$7,498</b>
- Mortgage Payments	(\$325)	(\$3,900)
<b>= Cash Flow</b>	<b>\$300</b>	<b>\$3,598</b>
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$375	\$4,500
<b>= Gross Equity Income</b>	<b>\$675</b>	<b>\$8,098</b>
+ Tax Savings	\$0	\$0
<b>= GEI w/Tax Savings</b>	<b>\$675</b>	<b>\$8,098</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	80%	0%
Loan Amount	\$60,000	\$0
Monthly Payment	\$325.00	\$0.00
Loan Type	Interest Only Fixed	
Term	10 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.92
Annual Gross Rent Multiplier	6
Monthly Gross Rent Multiplier	75
Capitalization Rate	10.0%
Cash on Cash Return	19%
<b>Total Return on Investment</b>	<b>42%</b>
<b>Total ROI with Tax Savings</b>	<b>42%</b>

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	10%
Maintenance Percentage	2%

Comments	
Needs \$8000 in repair	
(122)	

\*Information is not guaranteed and investors should do their own

research, get professional advice and conduct due diligence prior to investing.