



cash flow opportunity

info@neurealestategroup.com | (317) 572-9000 | www.neurealestategroup.com

3729 N CAPITOL AVENUE, INDIANAPOLIS, IN 46208



PROPERTY INFORMATION

List Price	\$50,000.00
Estimated Repairs *	\$0.00
Marion County	Center Township
Bedrooms	2
Bathrooms	1
Square Footage:	1956
Garage	0
Historical Rent Range	\$645.00 \$745.00
Actual Rent	\$695.00

EXPENSE INFORMATION

	monthly	yearly
Estimated Taxes	\$85.50	\$1,026.00
Estimated Insurance	\$71.24	\$854.88
Management Fee @ 10% /Mo.	\$69.50	\$834.00
HOA Fee	\$0.00	\$0.00
Landscaping	\$0.00	\$0.00
Utilities	\$0.00	\$0.00
Maintenance & Vacancy 8%	\$55.60	\$667.20
Total Monthly Expenses	\$281.84	

FINANCING INFORMATION

20% Down Fixed Rate 30 Yr
 Cash Transaction
 Return on Investment (Cash)
 Leveraged "Cash on Cash" Return with 20% DF
 20% Down Payment

estimated rate	principal balance	monthly payment	estimated expenses	monthly cash flow
5%	\$40,000.00	\$214.73	\$496.57	\$198.43
	0	0	\$281.84	\$413.16
				9.92%
				23.81%
				\$10,000.00

CASH FLOW ESTIMATE

\$413.16 /mo

\$4,957.92 /yr

Conventional bank financing is generally available to properties with a loan balance above \$50k

*** Information deemed reliable but not guaranteed. Rates subject to change without prior notice.**

Buyer responsible for due diligence on all information provided and should conduct their own repair assesment.