



cash flow opportunity

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2937 WEST 10TH STREET, INDIANAPOLIS, IN 46210



PROPERTY INFORMATION

| | |
|-----------------------|--------------------------|
| List Price | \$150,000.00 |
| Estimated Repairs * | \$0.00 |
| Marion County | Center Township |
| Bedrooms | 6 |
| Bathrooms | 5 |
| Square Footage: | 1512 |
| Year Built | 1,962 |
| Historical Rent Range | \$2,525.00 \$2,625.00 |
| Actual Rent | \$2,575.00 |

EXPENSE INFORMATION

| | monthly | yearly |
|-------------------------------|-------------------|------------|
| Estimated Taxes | \$60.91 | \$730.92 |
| Estimated Insurance | \$120.00 | \$1,440.00 |
| Management Fee @ 10% /Mo. | \$257.50 | \$3,090.00 |
| HOA Fee | \$0.00 | \$0.00 |
| Landscaping | \$0.00 | \$0.00 |
| Utilities | \$200.00 | \$2,400.00 |
| Maintenance & Vacancy 8% | \$386.25 | \$4,635.00 |
| Total Monthly Expenses | \$1,024.66 | |

Turnkey and rented property - 5 units! Owner is responsible for water.

FINANCING INFORMATION

25% Down Fixed Rate 30 Yr
 Cash Transaction
 Return on Investment (Cash)
 Leveraged "Cash on Cash" Return with 25% Df
 25% Down Payment

| estimated rate | principal balance | monthly payment | estimated expenses | monthly cash flow |
|----------------|-------------------|-----------------|--------------------|-------------------|
| 5% | \$112,500.00 | \$603.92 | \$1,628.58 | \$946.42 |
| | 0 | 0 | \$1,024.66 | \$1,550.34 |
| | | | | 12.40% |
| | | | | 30.29% |
| | | | | \$37,500.00 |

CASH FLOW ESTIMATE

\$1,550.34 /mo

\$18,604.08 /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.