



Excellent investment opportunity in great crown hill/Butler-Tarkington Location! Units are located just 2.5 blocks south of the Tarkington Park. Each unit is a 2 story 3 bedroom

PROPERTY INFORMATION

Price:	\$79,900.00
Estimated Repairs:	\$0
# of Units:	2
Square Footage:	2,464
Total Bedrooms:	6
Total Bathrooms:	2.00
Occupancy Status:	Occupied
Monthly Rent:	\$1,250.00

EXPENSE INFORMATION

Estimated Taxes:	\$67
Estimated Insurance:	\$77
Management Fee:	\$125.00
Estimated Maintenance & Vacancy:	\$187.50

FINANCIAL INFORMATION

CASH TRANSACTION-

Estimated Monthly Expenses:	\$456.67
Monthly Cash Flow:	\$793.33
Monthly ROI:	12 %

30 YEAR FINANCE TERMS-

Down Payment:	\$19975.00
Estimated Rate:	5%
Principle Balance:	\$63920.00
Estimated Payment:	\$343.14
Estimated Monthly Expenses:	\$799.80
Estimated Monthly Cash Flow:	\$450.20
Monthly ROI:	27 %