



PROPERTY INFORMATION

MARION COUNTY, Lawrence TOWNSHIP

List Price	\$72,500.00
Estimated Repairs*	\$0.00
Square Footage	1372
Bedrooms	3
Bathrooms	1.5
Rent	\$825
Tenant Status	Vacant



EXPENSE INFORMATION

	Monthly	Yearly
Estimated Taxes	\$77.00	\$924.00
Estimated Insurance	\$55.00	\$660.00
Management Fee @ 10%/Mo	\$82.50	\$990.00
	\$0.00	\$0.00
	\$0.00	\$0.00
	\$0.00	\$0.00
Maintenance & Vacancy	\$99.00	\$1,188.00
Total Monthly Expenses	\$313.50	

PROPERTY NOTES

East Side bread and butter single 3 bedroom ranch

FINANCING INFORMATION	Estimated Rate	Principal Balance	Monthly Payments	Estimated Expenses	Monthly Cash Flow
Cash Transaction		0	0	\$313.50	\$511.50
Return on Investment (Cash)					8.47%
20% Down Fixed Rate 30 Yr	5.00%	\$58,000.00	\$311.36	\$624.86	\$200.14
Leveraged "Cash on Cash" Return with 20% DF					16.56%
20% Down Payment					\$14,500.00
Cash Flow Estimate		\$511.50/mo		\$6,138.00/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 assessment.**