

1505 N Ewing, Indianapolis, IN 46201

**ESTIMATED ARV** **\$78,000.00**

**PURCHASE & REHAB COSTS**

Property Purchase Price **\$62,000.00**

Rehab Costs **\$5,000.00**

TOTAL PURCHASE & REHAB COSTS **\$67,000.00**

Monthly Rent	\$862.00	\$900.00
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Property Mgmt	\$86.20	\$90.00
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Insurance	\$35.00	\$35.00
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Taxes	\$153.00	\$153.00
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Maintenance & Vacancy (8%)	\$68.96	\$72.00
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Total Expenses	\$343.16	\$350.00
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<b>NET INCOME</b>	<b>\$518.84</b>	<b>\$550.00</b>
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CASH ON CASH (MONTHLY)	1.29%	1.34%
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<b>CASH ON CASH (YEARLY)</b>	<b>15.44%</b>	<b>16.12%</b>
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