

## Cash Flow Analysis

### Property Information

**Sale Price:**   
**Community:**   
**Available:**   
**Address:**   
**Township/County:**   
**Model:**   
**Beds/Baths:**    
**Square Footage:**   
**Levels:**



## Positive Cash Flow Up To

# 850/month

Amount reflects 10% interest only through preferred Lender

### Income Data

### Per Month

1	Historical Rent	Range	\$1,350.00	To	\$1,450.00
2	Projected Net rental Income	\$1,450.00			

### Expense Data

3	Estimated Semi-Annual Taxes	\$1,800.00		\$300.00	
4	Annual Fire/Liability Insurance	\$600.00		\$50.00	
5	Management Fee	1st year FREE		\$0.00	
6	Annual HOA/Condo Fees	\$200.00		\$16.67	
7	<b>Total Recurring Expenses</b>				<b>\$366.67</b>
8	<b>Operating Income</b>				<b>\$1,083.33</b>

### Existing Mortgage Debt

Original	Monthly	Cash Flow
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			<i>Balance</i>	<i>Payment</i>	<i>High</i>
9	0% Down, No MIP, Interest Only, 1 Orig, 1 Disc, Full Doc	9.150%	\$125,910.00	\$960.06	\$123.27
10	5% Down, Interest Only, 1 Orig, 1 Disc, Full Doc	7.875%	\$119,614.50	\$784.97	\$298.36
11	5% Down, Interest Only, Full Doc	6.625%	\$119,614.50	\$660.37	\$422.96
12	10% Down, Interest Only, Pay Option Arm, Stated	2.380%	\$113,319.00	\$224.75	\$858.58

*Information deemed reliable but not guaranteed.*

*Rates are subject to change without prior notice. Rates provided reflect paying 1% discount point  
10% down interest only pay option arm negative am loan defered interest added to principle*

### ***Crager-Bartels Real Estate***

**Craig Bartels**  
**317-490-5074**  
craig@sellindiana.com

**Derek Crager**  
**317-796-9825**  
derek@sellindiana.com