

Cash Flow Analysis

Property Information

Sale Price:

Community:

Available:

Address:

Township/County:

Model:

Beds/Baths:

Square Footage:

Levels:



Positive Cash Flow Up To

795/month

Amount reflects 10% interest only through preferred Lender

Income Data

Per Month

1	Historical Rent	Range	\$1,295.00	To	\$1,395.00
2	Projected Net rental Income	\$1,395.00			

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	Total Recurring Expenses				\$366.67
8	Operating Income				\$1,028.33

Existing Mortgage Debt

Original	Monthly	Cash Flow
----------	---------	-----------

			<i>Balance</i>	<i>Payment</i>	<i>High</i>
9	0% Down, No MIP, Interest Only, 1 Orig, 1 Disc, Full Doc	9.150%	\$130,410.00	\$994.38	\$33.96
10	5% Down, Interest Only, 1 Orig, 1 Disc, Full Doc	7.875%	\$123,889.50	\$813.02	\$215.31
11	5% Down, Interest Only, Full Doc	6.625%	\$123,889.50	\$683.97	\$344.36
12	10% Down, Interest Only, Pay Option Arm, Stated	2.380%	\$117,369.00	\$232.78	\$795.55

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