

## Cash Flow Analysis

### Property Information

**Sale Price:**

**Community:**

**Available:**

**Address:**

**Township/County:**

**Model:**

**Beds/Baths:**

**Square Footage:**

**Levels:**



## Positive Cash Flow Up To 800/month

Amount reflects 10% interest only through preferred Lender

### Income Data

### Per Month

1	Historical Rent	Range	\$1,400.00	To	\$1,500.00
2	Projected Net rental Income	\$1,500.00			

### Expense Data

3	Estimated Semi-Annual Taxes	\$1,800.00		\$350.00	
4	Annual Fire/Liability Insurance	\$600.00		\$60.00	
5	Management Fee	1st year FREE		\$0.00	
6	Annual HOA/Condo Fees	\$200.00		\$16.67	
7	<b>Total Recurring Expenses</b>				<b>\$426.67</b>
8	<b>Operating Income</b>				<b>\$1,073.33</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%	\$152,910.00	\$1,165.94	(\$92.61)
10	5% Down, Interest Only, 1 Orig, 1 Disc, Full Doc	7.875%	\$145,264.50	\$953.30	\$120.04
11	5% Down, Interest Only, Full Doc	6.625%	\$145,264.50	\$801.98	\$271.35
12	10% Down, Interest Only, Pay Option Arm, Stated	2.380%	\$137,619.00	\$272.94	\$800.39

*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*

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