

## Property Report

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### **Cork Bend**

3540 Cork Bend Dr  
Indianapolis, IN 46239

Presented by:

**Dustin Rose**  
**Cash Flow Links**

Mobile: 916-932-6865  
dustin@cashflowlinks.com  
www.cashflowlinks.com

**CASHFLOW** LINKS

## Overview

### Cork Bend

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#### Purchase Info

Square Feet	0
Initial Market Value	\$110,000
Purchase Price	\$105,000
Initial Cash Invested	\$26,750

#### Income Analysis

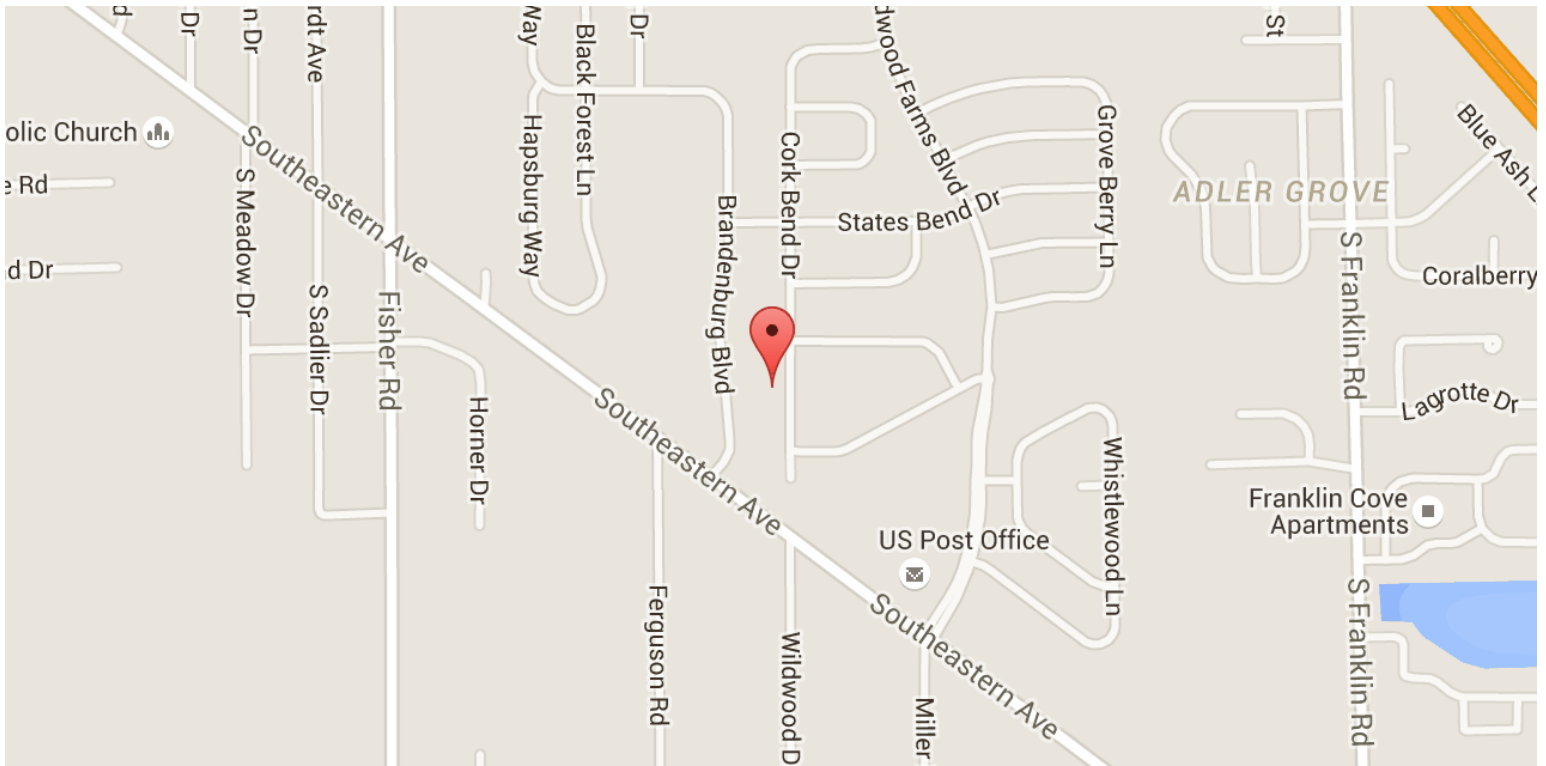
	Monthly	Annual
Net Operating Income	\$814	\$9,762
Cash Flow	\$391	\$4,689

#### Financial Metrics

Cap Rate (Purchase Price)	9.3%
Cash on Cash Return (Year 1)	17.5%
Internal Rate of Return (Year 10)	20.0%
Sale Price (Year 10)	\$110,000



Great turn key property in solid B neighborhood. Built in 2005. Diamond in the rough. Check out the videos on our site or contact us and we'll send them to you.



# Purchase Analysis

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Purchase Info	
Initial Market Value	\$110,000
Purchase Price	\$105,000
- First Mortgage	-\$78,750
- Second Mortgage	-\$0
<b>= Downpayment</b>	<b>\$26,250</b>
+ Buying Costs	\$500
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$26,750</b>
Square Feet	0

Mortgages	First	Second
Loan-To-Cost Ratio	75%	0%
Loan-To-Value Ratio	71.59%	0%
Loan Amount	\$78,750	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5%	
<b>Payment</b>	<b>\$422.75</b>	<b>\$0.00</b>

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	8.0
Operating Expense Ratio	22.2%
Debt Coverage Ratio	1.92
Cap Rate (Purchase Price)	9.3%
<b>Cash on Cash Return</b>	<b>17.5%</b>

Assumptions	
Appreciation Rate	0.0%
Vacancy Rate	5.0%
Income Inflation Rate	0.0%
Expense Inflation Rate	0.0%
LTV for Refinance	70.0%
Selling Costs	\$2,000

Income	Monthly	Annual
Gross Rent	\$1,100	\$13,200
Vacancy Loss	-\$55	-\$660
<b>Operating Income</b>	<b>\$1,045</b>	<b>\$12,540</b>

Expenses (% of Income)	Monthly	Annual
Insurance (6%)	-\$58	-\$700
Management Fees (7%)	-\$73	-\$878
Taxes (6%)	-\$58	-\$700
Maintenance (4%)	-\$42	-\$500
<b>Operating Expenses (22%)</b>	<b>-\$231</b>	<b>-\$2,778</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$814</b>	<b>\$9,762</b>
- Mortgage Payments	-\$423	-\$5,073
- Year 1 Improvements	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$391</b>	<b>\$4,689</b>

# Buy and Hold Projection

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Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
Gross Rent	\$13,200	\$13,200	\$13,200	\$13,200	\$13,200	\$13,200	\$13,200
Vacancy Loss	-\$660	-\$660	-\$660	-\$660	-\$660	-\$660	-\$660
<b>Operating Income</b>	<b>\$12,540</b>	<b>\$12,540</b>	<b>\$12,540</b>	<b>\$12,540</b>	<b>\$12,540</b>	<b>\$12,540</b>	<b>\$12,540</b>

Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
Insurance	-\$700	-\$700	-\$700	-\$700	-\$700	-\$700	-\$700
Management Fees	-\$878	-\$878	-\$878	-\$878	-\$878	-\$878	-\$878
Taxes	-\$700	-\$700	-\$700	-\$700	-\$700	-\$700	-\$700
Maintenance	-\$500	-\$500	-\$500	-\$500	-\$500	-\$500	-\$500
<b>Operating Expenses</b>	<b>-\$2,778</b>	<b>-\$2,778</b>	<b>-\$2,778</b>	<b>-\$2,778</b>	<b>-\$2,778</b>	<b>-\$2,778</b>	<b>-\$2,778</b>

Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
<b>Net Operating Income</b>	<b>\$9,762</b>	<b>\$9,762</b>	<b>\$9,762</b>	<b>\$9,762</b>	<b>\$9,762</b>	<b>\$9,762</b>	<b>\$9,762</b>
- Mortgage Payments	-\$5,073	-\$5,073	-\$5,073	-\$5,073	-\$5,073	-\$5,073	-\$5,073
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$4,689</b>	<b>\$4,689</b>	<b>\$4,689</b>	<b>\$4,689</b>	<b>\$4,689</b>	<b>\$4,689</b>	<b>\$4,689</b>
Cap Rate (Purchase Price)	9.3%	9.3%	9.3%	9.3%	9.3%	9.3%	9.3%
Cap Rate (Market Value)	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%
<b>Cash on Cash Return</b>	<b>17.5%</b>	<b>17.5%</b>	<b>17.5%</b>	<b>17.5%</b>	<b>17.5%</b>	<b>17.5%</b>	<b>17.5%</b>
Return on Equity	14.5%	13.9%	13.4%	12.9%	12.4%	10.2%	8.3%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
Market Value	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000
- Loan Balance	-\$77,588	-\$76,367	-\$75,083	-\$73,733	-\$72,315	-\$64,056	-\$53,458
<b>= Equity</b>	<b>\$32,412</b>	<b>\$33,633</b>	<b>\$34,917</b>	<b>\$36,267</b>	<b>\$37,685</b>	<b>\$45,944</b>	<b>\$56,542</b>
Loan-to-Value Ratio	70.5%	69.4%	68.3%	67.0%	65.7%	58.2%	48.6%
Potential Cash-Out Refi	-\$588	\$633	\$1,917	\$3,267	\$4,685	\$12,944	\$23,542

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
Equity	\$32,412	\$33,633	\$34,917	\$36,267	\$37,685	\$45,944	\$56,542
- Selling Costs	-\$2,000	-\$2,000	-\$2,000	-\$2,000	-\$2,000	-\$2,000	-\$2,000
<b>= Proceeds After Sale</b>	<b>\$30,412</b>	<b>\$31,633</b>	<b>\$32,917</b>	<b>\$34,267</b>	<b>\$35,685</b>	<b>\$43,944</b>	<b>\$54,542</b>
+ Cumulative Cash Flow	\$4,689	\$9,378	\$14,068	\$18,757	\$23,446	\$46,892	\$70,338
- Initial Cash Invested	-\$26,750	-\$26,750	-\$26,750	-\$26,750	-\$26,750	-\$26,750	-\$26,750
<b>= Net Profit</b>	<b>\$8,351</b>	<b>\$14,262</b>	<b>\$20,235</b>	<b>\$26,273</b>	<b>\$32,381</b>	<b>\$64,086</b>	<b>\$98,130</b>
<b>Internal Rate of Return</b>	<b>31.2%</b>	<b>25.6%</b>	<b>23.7%</b>	<b>22.6%</b>	<b>21.9%</b>	<b>20.0%</b>	<b>19.1%</b>
Return on Investment	31%	53%	76%	98%	121%	240%	367%

## Graphs

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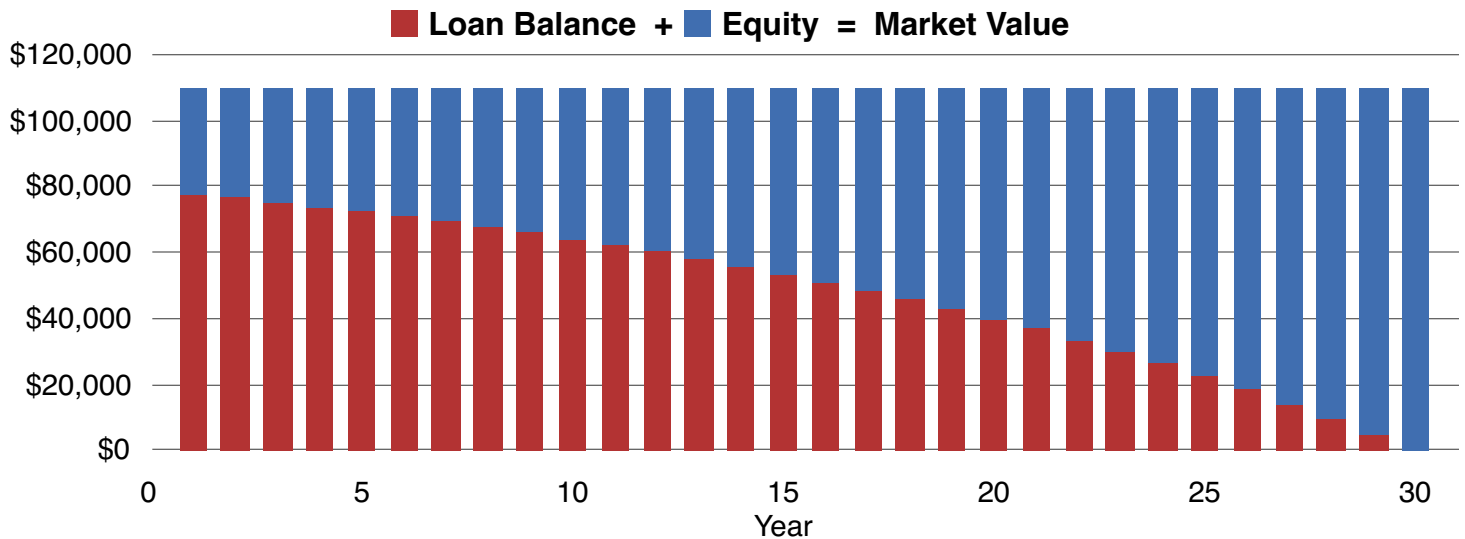
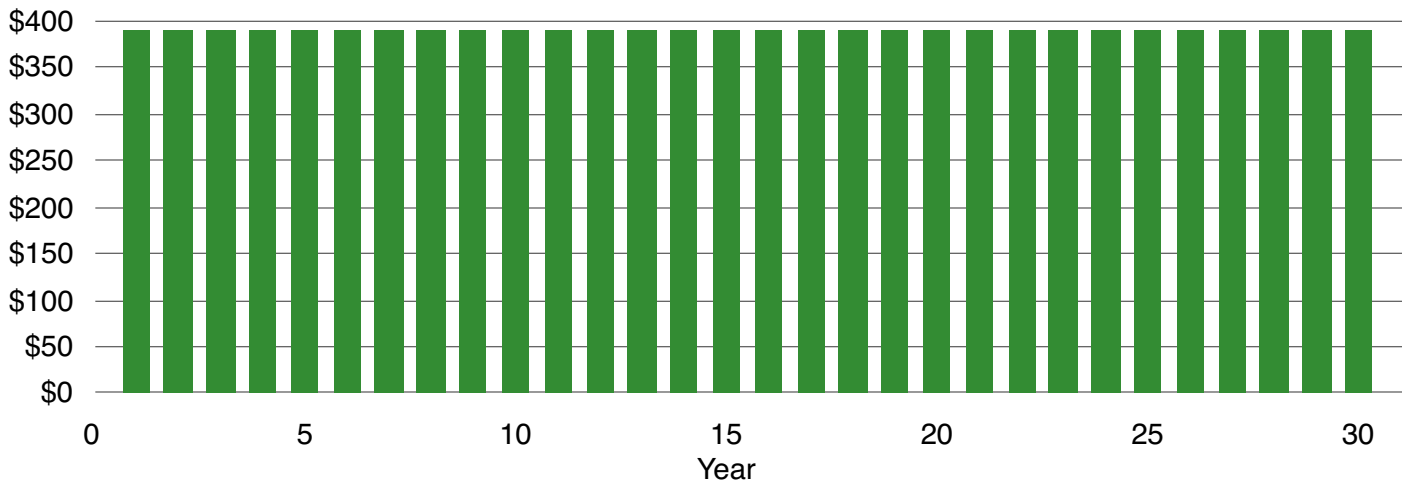
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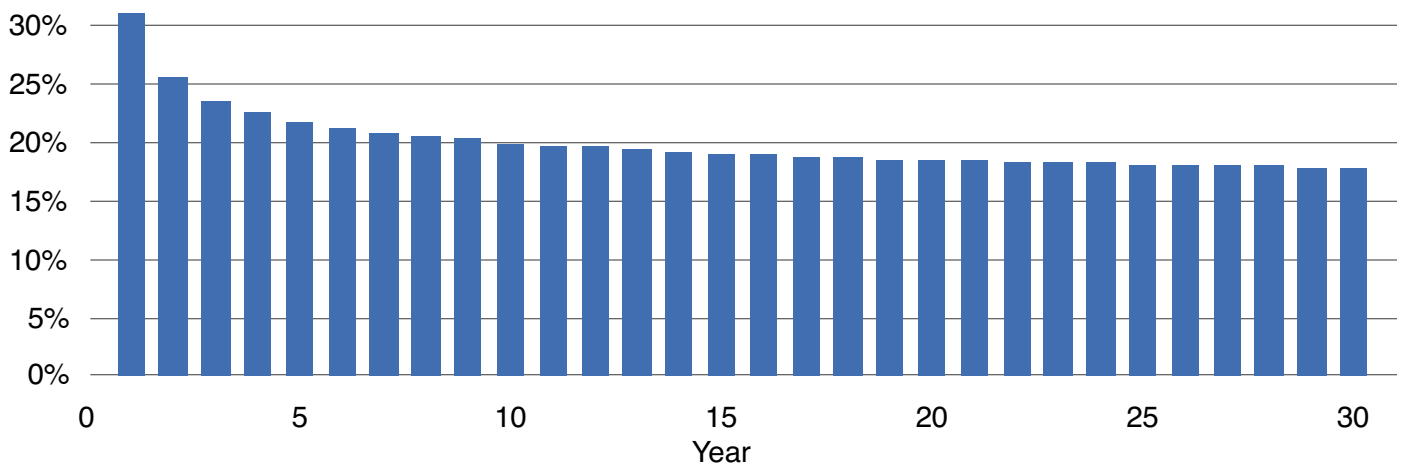
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### Monthly Cash Flow



### Internal Rate of Return (IRR)





## Photos

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