

Property Report



Trophy Club

7722 Trophy Club Dr
Indianapolis, IN 46239

Presented by:

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Cash Flow Links

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Overview

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Purchase Info	
Square Feet	0
Initial Market Value	\$125,000
Purchase Price	\$120,000
Initial Cash Invested	\$32,400

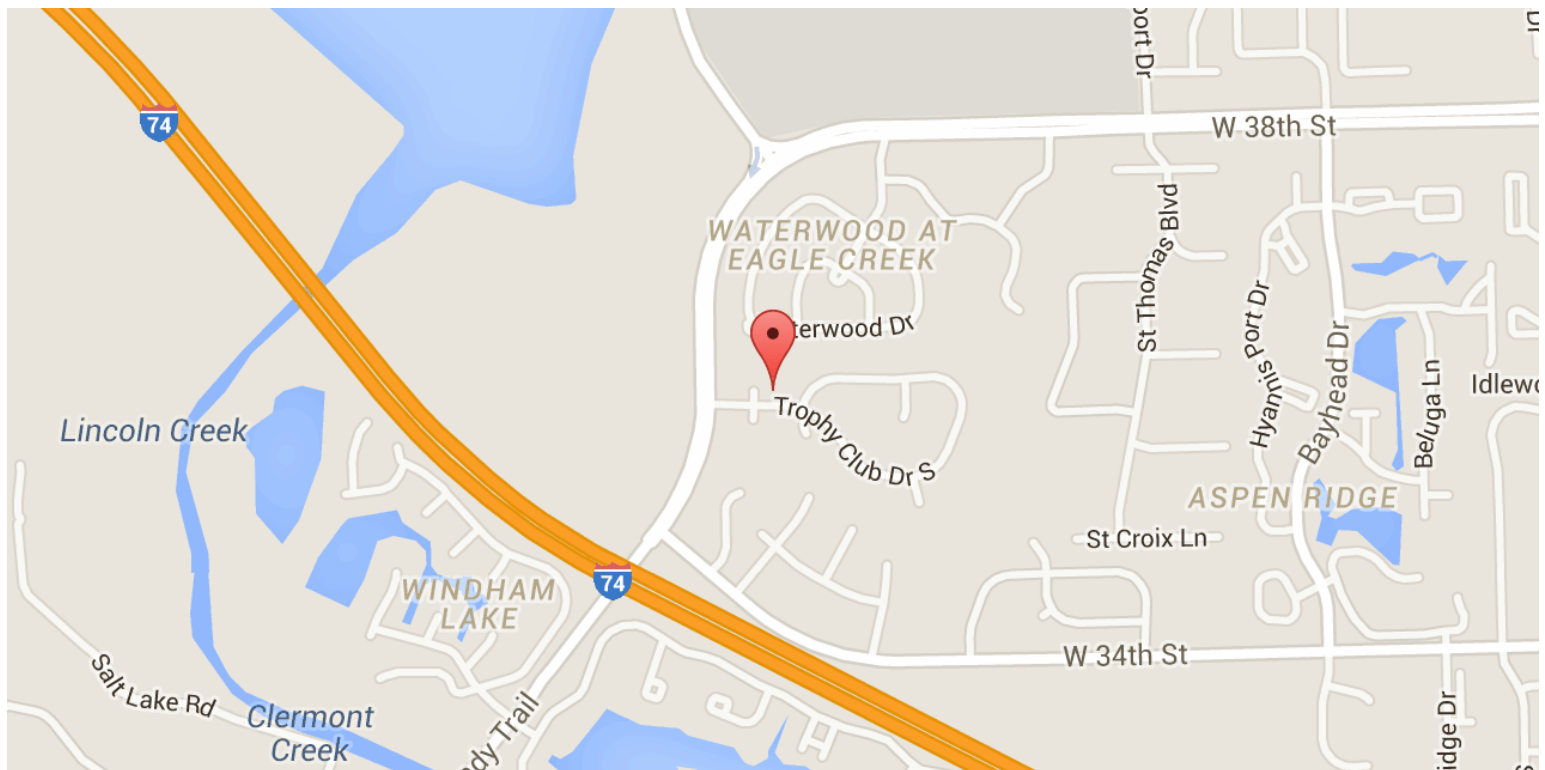
Income Analysis	Monthly	Annual
Net Operating Income	\$819	\$9,830
Cash Flow	\$336	\$4,032

Financial Metrics	
Cap Rate (Purchase Price)	8.2%
Cash on Cash Return (Year 1)	12.4%
Internal Rate of Return (Year 10)	14.8%
Sale Price (Year 10)	\$125,000



A- Neighborhood! Unbelievable! Check out the videos on our website or contact us and we'll send them to you.

12 percent return on a property.



Purchase Analysis

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Purchase Info	
Initial Market Value	\$125,000
Purchase Price	\$120,000
- First Mortgage	-\$90,000
- Second Mortgage	-\$0
= Downpayment	\$30,000
+ Buying Costs	\$2,400
+ Initial Improvements	\$0
= Initial Cash Invested	\$32,400
Square Feet	0

Mortgages	First	Second
Loan-To-Cost Ratio	75%	0%
Loan-To-Value Ratio	72%	0%
Loan Amount	\$90,000	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5%	
Payment	\$483.14	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	8.7
Operating Expense Ratio	25.0%
Debt Coverage Ratio	1.70
Cap Rate (Purchase Price)	8.2%
Cash on Cash Return	12.4%

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	\$3,750

Income	Monthly	Annual
Gross Rent	\$1,150	\$13,800
Vacancy Loss	-\$58	-\$690
Operating Income	\$1,092	\$13,110

Expenses (% of Income)	Monthly	Annual
Insurance (6%)	-\$67	-\$800
Management Fees (9%)	-\$98	-\$1,180
Taxes (6%)	-\$67	-\$800
Maintenance (4%)	-\$42	-\$500
Operating Expenses (25%)	-\$273	-\$3,280

Net Performance	Monthly	Annual
Net Operating Income	\$819	\$9,830
- Mortgage Payments	-\$483	-\$5,798
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$336	\$4,032

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	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800
Vacancy Loss	-\$690	-\$690	-\$690	-\$690	-\$690	-\$690	-\$690
Operating Income	\$13,110	\$13,110	\$13,110	\$13,110	\$13,110	\$13,110	\$13,110

Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
Insurance	-\$800	-\$800	-\$800	-\$800	-\$800	-\$800	-\$800
Management Fees	-\$1,180	-\$1,180	-\$1,180	-\$1,180	-\$1,180	-\$1,180	-\$1,180
Taxes	-\$800	-\$800	-\$800	-\$800	-\$800	-\$800	-\$800
Maintenance	-\$500	-\$500	-\$500	-\$500	-\$500	-\$500	-\$500
Operating Expenses	-\$3,280	-\$3,280	-\$3,280	-\$3,280	-\$3,280	-\$3,280	-\$3,280

Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
Net Operating Income	\$9,830	\$9,830	\$9,830	\$9,830	\$9,830	\$9,830	\$9,830
- Mortgage Payments	-\$5,798	-\$5,798	-\$5,798	-\$5,798	-\$5,798	-\$5,798	-\$5,798
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
= Cash Flow	\$4,032	\$4,032	\$4,032	\$4,032	\$4,032	\$4,032	\$4,032
Cap Rate (Purchase Price)	8.2%	8.2%	8.2%	8.2%	8.2%	8.2%	8.2%
Cap Rate (Market Value)	7.9%	7.9%	7.9%	7.9%	7.9%	7.9%	7.9%
Cash on Cash Return	12.4%	12.4%	12.4%	12.4%	12.4%	12.4%	12.4%
Return on Equity	11.1%	10.7%	10.3%	9.9%	9.5%	7.8%	6.3%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
Market Value	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000
- Loan Balance	-\$88,672	-\$87,276	-\$85,809	-\$84,267	-\$82,646	-\$73,208	-\$61,095
= Equity	\$36,328	\$37,724	\$39,191	\$40,733	\$42,354	\$51,792	\$63,905
Loan-to-Value Ratio	70.9%	69.8%	68.6%	67.4%	66.1%	58.6%	48.9%
Potential Cash-Out Refi	-\$1,172	\$224	\$1,691	\$3,233	\$4,854	\$14,292	\$26,405

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
Equity	\$36,328	\$37,724	\$39,191	\$40,733	\$42,354	\$51,792	\$63,905
- Selling Costs	-\$3,750	-\$3,750	-\$3,750	-\$3,750	-\$3,750	-\$3,750	-\$3,750
= Proceeds After Sale	\$32,578	\$33,974	\$35,441	\$36,983	\$38,604	\$48,042	\$60,155
+ Cumulative Cash Flow	\$4,032	\$8,065	\$12,097	\$16,130	\$20,162	\$40,324	\$60,486
- Initial Cash Invested	-\$32,400	-\$32,400	-\$32,400	-\$32,400	-\$32,400	-\$32,400	-\$32,400
= Net Profit	\$4,210	\$9,638	\$15,138	\$20,713	\$26,366	\$55,966	\$88,241
Internal Rate of Return	13.0%	14.7%	15.1%	15.3%	15.3%	14.8%	14.3%
Return on Investment	13%	30%	47%	64%	81%	173%	272%

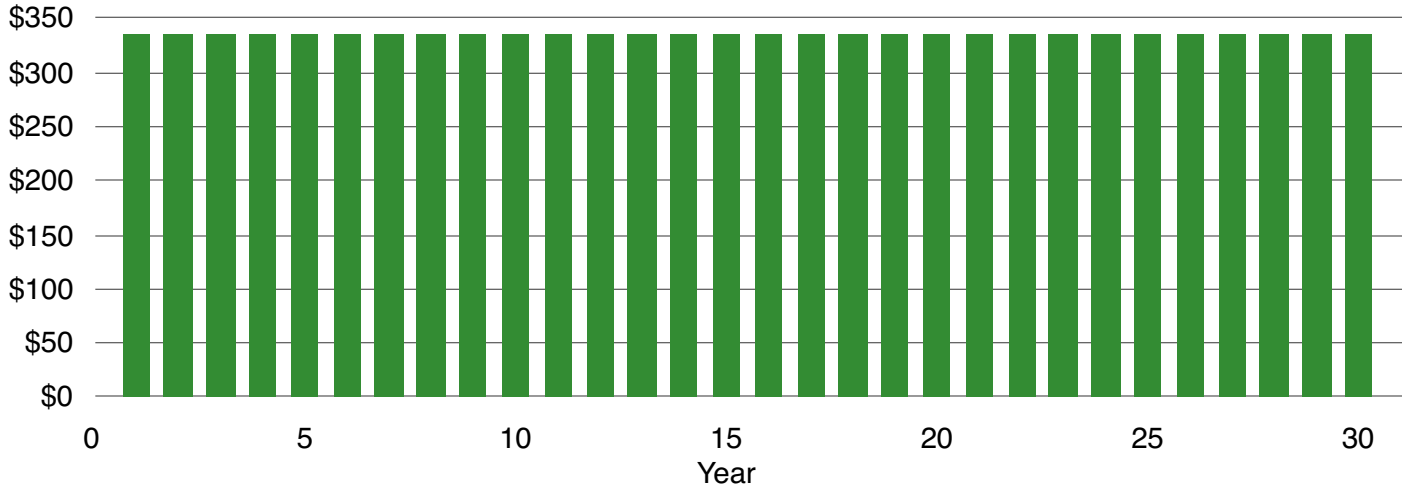
Graphs

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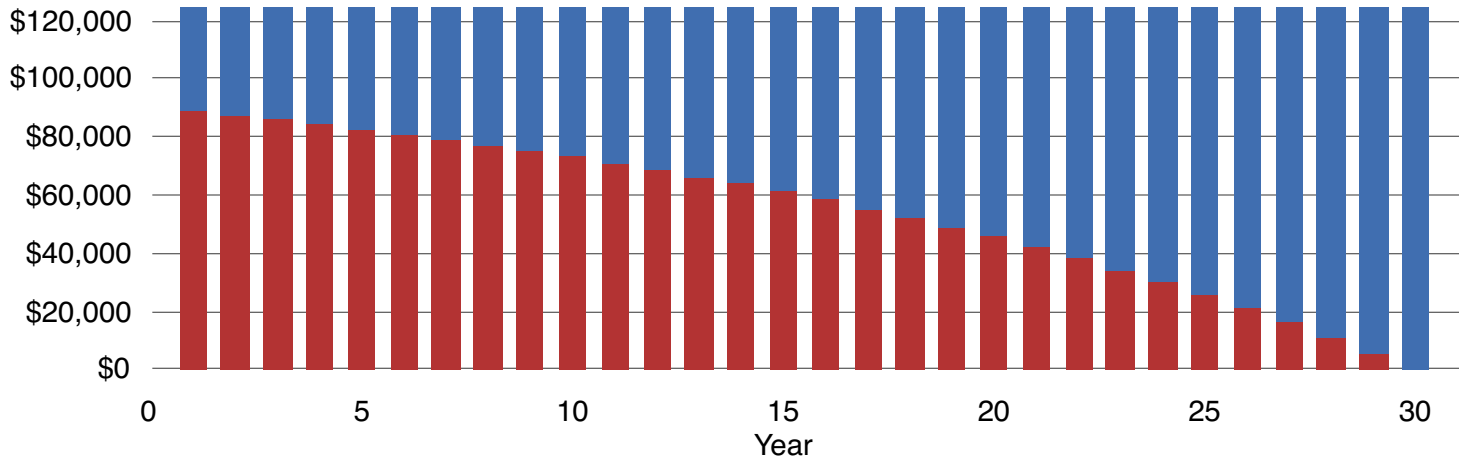


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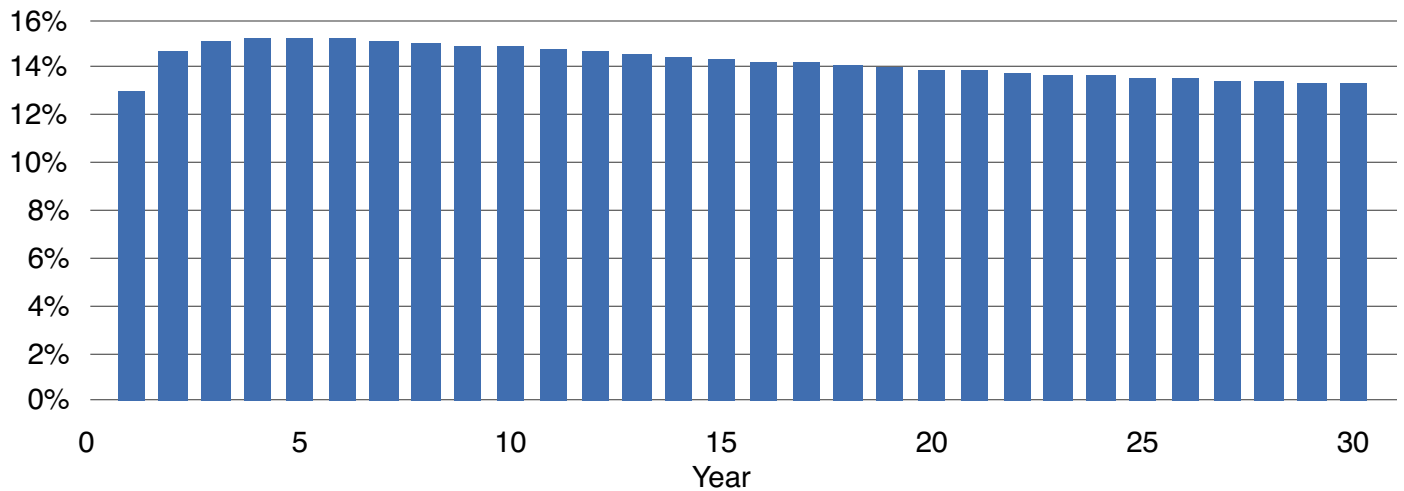
Monthly Cash Flow



■ Loan Balance + ■ Equity = Market Value



Internal Rate of Return (IRR)



Photos

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