



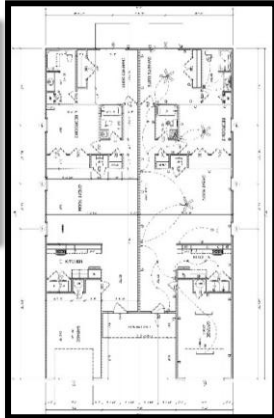
**Zplace Commons
Rockport Indiana 47635**

Price \$419,900

	Cash	50% Financing	75% Financing
Sales Price	\$419,900	\$419,900	\$419,900
Mortgage Amount		\$ 209,950	\$ 314,925
Down Payment	\$ 419,900	\$ 209,950	\$ 104,975
Closing Cost Estimates	\$ 1,000	\$ 6,299	\$ 9,448
Total Projected Cash to Close	\$ 420,900	\$ 216,249	\$ 114,423
Projected Principal and Interest Payment		\$ (1,126)	\$ (1,689)
Projected Property Taxes	\$ (179)	\$ (179)	\$ (179)
Projected Monthly Insurance	\$ (110)	\$ (110)	\$ (110)
Projected Monthly Homeowners Association Dues	\$ (100)	\$ (100)	\$ (100)
Management fees - *Complimentary PM for the first 12 months*	\$ -	\$ -	\$ -
Projected Vacancy Rate - (3%)	\$ (89)	\$ (89)	\$ (89)
Projected Deferred Maintenance - (3%)	\$ (89)	\$ (89)	\$ (89)
Projected Total Costs	\$ (566)	\$ (1,692)	\$ (2,255)
Projected Income	\$ 2,950	\$ 2,950	\$ 2,950
Projected Cash Flow	\$ 2,384	\$ 1,258	\$ 695

Estimated interest rate* 4.99% *

Annual Cash Flow Projections \$ 28,608.00 \$ 15,098.71 \$ 8,344.06



Projected Income Range \$2,750-\$2,950/mo
(Income used in pro-forma - \$1,475/mo per unit)

Square feet	1333 x 2
Bedrooms	2 x 2
Bathrooms	2 x 2
Year Built	2022
Garage	1 car x2



Any prices and other information contained herein are assumptions and estimates. Each purchaser must make their own purchasing decisions based on their own due diligence.

* 30year fixed as low as 4.99% through Guaranteed Rate Mortgage Lending Company; Assumptions: 780 Credit Score, 25% Down, 2.904 points, invest prop occupancy, subject to underwriter approval.

**Past performance is no guarantee of future results.

***Tax amounts are subject to change based on property tax exemptions filed, transfers of subject property, assessed valuation changes, and other factors as determined by the local taxing authority. Please consult with the county tax assessor's office for most current information to determine tax amounts.

****Maintenance and Vacancy assumptions of 5% are based on historical averages and will vary by property. This is the minimum suggested projection clients should make when making purchasing decisions.

