REALTY WEALTH ADVISORS

Rockport Indiana

Price	$449,900

		Cash		50% Financing		75% Financing
Sales Price		$449,900		$449,900		$449,900
Mortgage Amount			$	224,950	$	337,425
Down Payment	$	449,900	$	224,950	$	112,475
Closing Cost Estimates	$	1,000	$	6,749	$	10,123
Total Projected Cash to Close	$	450,900	$	231,699	$	122,598
Projected Principal and Interest Payment			$	(1,206)	$	(1,809)
Projected Property Taxes	$	(179)	$	(179)	$	(179)
Projected Monthly Insurance	$	(110)	$	(110)	$	(110)
Projected Monthly Homeowners Association Dues	$	(100)	$	(100)	$	(100)
Management fees - (10%) **Complimentary PM first 12 months**	$	-	$	-	$	-
Projected Vacancy Rate - (3%)	$	(96)	$	(96)	$	(96)
Projected Deferred Maintenance - (3%)	$	(96)	$	(96)	$	(96)
Projected Total Costs	$	(581)	$	(1,787)	$	(2,390)
Projected Income	$	3,200	$	3,200	$	3,200
Projected Cash Flow	$	2,619	$	1,413	$	810

Estimated interest rate*   4.99% *

Annual Cash Flow Projections	$ 31,428.00	$ 16,953.53	$ 9,716.30
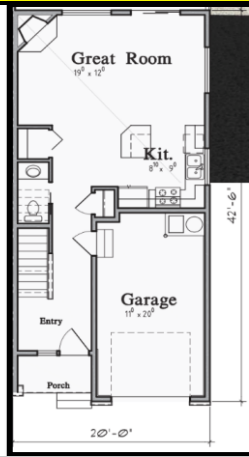
Projected Income Range $1,500-$1,600 per unit
(Income used in pro-forma - $1,600/mo per unit)

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