



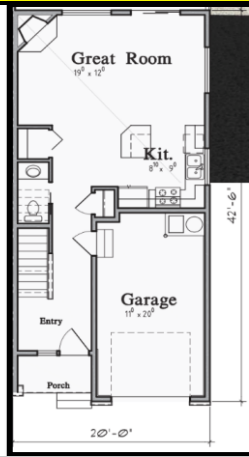
## Rockport Indiana

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%) <b>*Complimentary PM first 12 months*</b>	\$ -	\$ -	\$ -
Projected Vacancy Rate - (3%)	\$ (96)	\$ (96)	\$ (96)
Projected Deferred Maintenance - (3%)	\$ (96)	\$ (96)	\$ (96)
<b>Projected Total Costs</b>	<b>\$ (581)</b>	<b>\$ (1,787)</b>	<b>\$ (2,390)</b>
<b>Projected Income</b>	<b>\$ 3,200</b>	<b>\$ 3,200</b>	<b>\$ 3,200</b>
<b>Projected Cash Flow</b>	<b>\$ 2,619</b>	<b>\$ 1,413</b>	<b>\$ 810</b>

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)

Bed	1384 x 2
ns	3 x 2
ms	2.5x2
t	2022
	1 car x 2



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.

