

10437 Buckshire Avon, IN

The highlights of the property analysis are below.

| 1 Property Specifications         |  |       |
|-----------------------------------|--|-------|
| Bedrooms                          |  | 3     |
| Bathrooms                         |  | 3     |
| Square Feet                       |  | 1789  |
| Year Built                        |  | 2002  |
| Garage Size                       |  | 2     |
| Schools Rating (on scale of 0-10) |  | A     |
| Replacement Cost (\$/SqFt)        |  | \$100 |

| 2 Purchase Assumptions            |  |           |
|-----------------------------------|--|-----------|
| Purchase Price                    |  | \$127,000 |
| Land Value (%)                    |  | 25%       |
| Building Value (%)                |  | 75%       |
| Market Value (after improvements) |  | \$130,000 |
| Improvements                      |  | \$2,000   |
| Closing Costs                     |  | \$2,000   |
| Mortgage Costs                    |  | \$2,000   |
| Other Fees At Closing             |  | \$750     |
| Total Cost                        |  | \$133,750 |

| 3 Financing Assumptions           |  |          |
|-----------------------------------|--|----------|
| Down Payment (%)                  |  | 25%      |
| Down Payment Amount               |  | \$31,750 |
| Financed Amount                   |  | \$95,250 |
| Interest Rate                     |  | 4.50%    |
| Mortgage Term (Years)             |  | 30       |
| Monthly Mortgage Payment          |  | \$483    |
| Cash Outlay (total out of pocket) |  | \$38,500 |

| 4 Financial Assumptions (monthly) |  |         |
|-----------------------------------|--|---------|
| Rent                              |  | \$1,225 |
| Property Tax Rate (approx.)       |  | 2.00%   |
| Property Taxes                    |  | \$212   |
| Insurance                         |  | \$100   |
| Repairs                           |  | \$65    |
| Property Management Fee           |  | \$98    |
| Leasing Fee                       |  | \$41    |
| HOA                               |  | \$0     |
| Vacancy Rate                      |  | 5.0%    |
| Total Fixed Monthly Expenses      |  | \$572   |
| Total Annual Expenses             |  | \$6,862 |



**SimplyDolt**  
Guided Real Estate Investing

*No experience? No problem.*

Provided by  
SimplyDolt.net

ReiStart.com

| A Financial Analysis / Deal Attractiveness |        |                  |                  |                  |                  |
|--|--------|------------------|------------------|------------------|------------------|
|  | Years: | 5                | 10               | 15               | 20               |
| Cap Rate                                   |        | 6.1%             | 7.2%             | 8.4%             | 9.7%             |
| Net Cash Flow                              |        | \$11,831         | \$27,908         | \$48,671         | \$74,610         |
| Equity Increase                            |        | \$36,587         | \$81,397         | \$136,285        | \$203,529        |
| <b>Total Gain</b>                          |        | <b>\$48,418</b>  | <b>\$109,304</b> | <b>\$184,956</b> | <b>\$278,139</b> |
| Average Cash Flow/Year                     |        | \$2,366          | \$2,791          | \$3,245          | \$3,730          |
| <b>Average Cash Flow/Month</b>             |        | <b>\$197</b>     | <b>\$233</b>     | <b>\$270</b>     | <b>\$311</b>     |
| Average Gain/Year                          |        | \$9,684          | \$10,930         | \$12,330         | \$13,907         |
| Average ROI                                |        | 125.8%           | 283.9%           | 480.4%           | 722.4%           |
| <b>Annual ROI</b>                          |        | <b>25.2%</b>     | <b>28.4%</b>     | <b>32.0%</b>     | <b>36.1%</b>     |
| <b>Projected Property Value</b>            |        | <b>\$158,165</b> | <b>\$192,432</b> | <b>\$234,123</b> | <b>\$284,846</b> |

| B Benchmark Indicators (year 1) |                      |                           |  |
|---------------------------------|----------------------|---------------------------|--|
| Price per Square Foot           | Rent per Square Foot | Cash Flow per Square Foot |  |
| \$70.99                         | \$0.68               | \$0.10                    |  |

| C Average Cash-on-Cash (ROI) Per Years |      |      |      |      |      |
|--|------|------|------|------|------|
|  | 1    | 5    | 10   | 15   | 20   |
|  | 5.3% | 6.1% | 7.2% | 8.4% | 9.7% |

| D Property Ratings Suggestions |                    |               |           |
|--------------------------------|--------------------|---------------|-----------|
| Item                           | My Criteria (Min.) | This Property | Pass/Fail |
| Schools                        | B-                 | B             | PASS      |
| Square Feet                    | 1250               | 1,789         | PASS      |
| Bedrooms                       | 3                  | 3             | PASS      |
| Bathrooms                      | 2                  | 3             | PASS      |
| Year Built                     | 1990               | 2002          | PASS      |
| Rent/Price (%)                 | 0.75%              | 0.96%         | PASS      |
| Average Cash Flow (at year 1)  | \$100              | \$197         | PASS      |
| Average ROI (at year 5)        | 15%                | 25.2%         | PASS      |

**DISCLAIMER**

This analysis spreadsheet is provided "As Is". All the information is believed to be accurate (except for the small effects of some simplifying assumptions), but is not guaranteed, and depends on the values entered for the property. This analysis is intended for the purpose of illustrative projections. The information provided is not intended to replace or substitute for any legal, accounting, investment, real estate, tax, or other professional advice, consultation, or service. The author of this analysis spreadsheet is not responsible nor liable for any damages arising from the use of the tool.