

New Duplexes in Southern Indiana

Investment Property - Buy & Hold

911-915 Court Street, Rockport, IN 47635
Multi-Family · 2 Units · 2,768 Sq.Ft.

Brought to you by our strategic partners, the HomeBoys in Fishers, IN!

\$ 454,900 Purchase Price · \$ 454,900 ARV
\$ 118,274 Cash Needed · \$ 799/mo Cash Flow · 6.9% Cap Rate · 8.1% COC

Prepared by:



the peak
group



Property Description

ADDRESS

911-915 Court Street
Rockport, IN 47635

DESCRIPTION

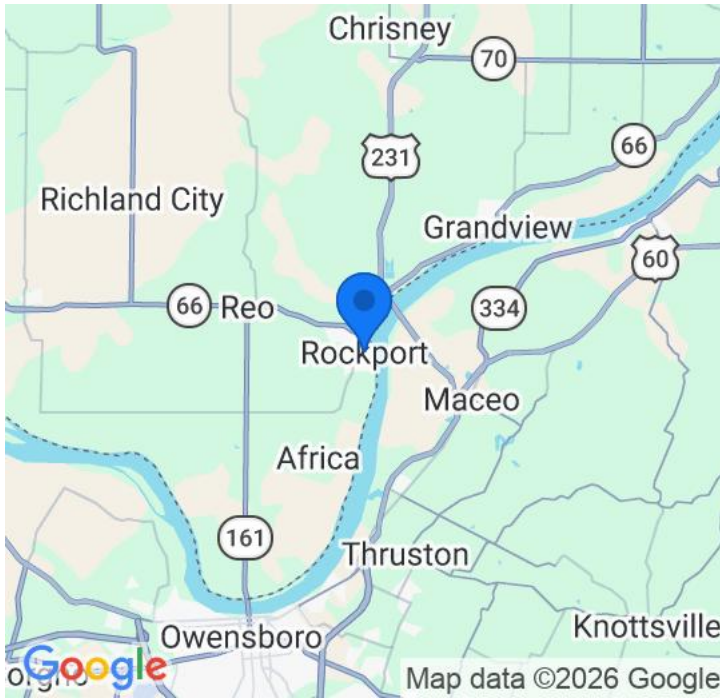
Property Type: Multi-Family
Year Built: 2026
Parking: Garage

UNIT INFORMATION

Total Units/Spaces: 2
Total Square Footage: 2,768

UNITS & RENT ROLL

2 Units - Residential
3 Beds / 2.5 Baths / 1,384 Sq.Ft.
Gross Rent: \$ 1,625 Per Month



Purchase Analysis & Returns

PURCHASE & REHAB

Purchase Price:		\$ 454,900
Amount Financed:	-	\$ 341,175
Down Payment:	=	\$ 113,725
Purchase Costs:	+	\$ 4,549
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 118,274
After Repair Value:		\$ 454,900
ARV Per Square Foot:		\$ 164.3
Price Per Square Foot:		\$ 164.3
Price Per Unit:		\$ 227,450

FINANCING (PURCHASE)

Loan Type:	Amortizing, 30 Year
Interest Rate:	4.99%
Financing Of:	Price (75%)
Loan Amount:	\$ 341,175
LTC / LTV:	75% / 75%
Loan Payment:	\$ 1,829 Per Month \$ 21,953 Per Year

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	6.9% / 6.9%
Cash on Cash Return:	8.1%
Return on Equity:	7.2%
Return on Investment:	0.3%
Internal Rate of Return:	0.3%
Rent to Value:	0.7%
Gross Rent Multiplier:	11.66
Equity Multiple:	1
Break Even Ratio:	72.4%
Debt Coverage Ratio:	1.44
Debt Yield:	9.2%

ASSUMPTIONS & PROJECTIONS

Rehab Cost Overrun:	0%
Vacancy Rate:	3%
Appreciation:	3% Per Year
Income Increase:	3% Per Year
Expense Increase:	3% Per Year
Selling Costs:	5% of Sales Price
Depreciation Period:	27.5 Years
Land Value:	\$ 0

PURCHASE COSTS

Total (1% of Price):	\$ 4,549
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REHAB COSTS

Rehab Costs:	\$ 0
Cost Overrun (0%):	\$ 0
Total:	\$ 0
Total Per Square Foot:	\$ 0

Cash Flow (Year 1)

	Monthly	Yearly
CASH FLOW		
Gross Rent:	\$ 3,250	\$ 39,000
Vacancy (3%):	- \$ 98	\$ 1,170
Other Income:	+ \$ 0	\$ 0
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Operating Income:	= \$ 3,152	\$ 37,830
Operating Expenses (16.6%):	- \$ 524	\$ 6,288
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Net Operating Income:	= \$ 2,628	\$ 31,542
Loan Payments:	- \$ 1,829	\$ 21,953
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Cash Flow:	= \$ 799	\$ 9,589
Cash Flow Per Unit:	\$ 400	\$ 4,795

	Monthly	Yearly
OTHER INCOME		
Total:	\$ 0	\$ 0

	Monthly	Yearly
OPERATING EXPENSES		
Property Taxes:	\$ 179	\$ 2,148
Insurance:	\$ 110	\$ 1,320
Maintenance:	\$ 65	\$ 780
Capital Expenditures:	\$ 0	\$ 0
HOA Fees:	\$ 170	\$ 2,040
Utilities:	\$ 0	\$ 0
Landscaping:	\$ 0	\$ 0
Accounting & Legal Fees:	\$ 0	\$ 0
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Total:	\$ 524	\$ 6,288

Buy & Hold Projections

APPRECIATION 3% Per Year	INCOME INCREASE 3% Per Year		EXPENSE INCREASES 3% Per Year		SELLING COSTS 5% of Price	
	Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
RENTAL INCOME						
Gross Rent:	\$ 39,000	\$ 41,375	\$ 43,895	\$ 50,886	\$ 68,387	\$ 91,906
Vacancy:	- \$ 1,170	- \$ 1,241	- \$ 1,317	- \$ 1,527	- \$ 2,052	- \$ 2,757
Vacancy Rate:	3%	3%	3%	3%	3%	3%
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Operating Income:	= \$ 37,830	= \$ 40,134	= \$ 42,578	= \$ 49,359	= \$ 66,335	= \$ 89,149
Income Increase:	3%	3%	3%	3%	3%	3%
OPERATING EXPENSES						
Property Taxes:	\$ 2,148	\$ 2,279	\$ 2,418	\$ 2,803	\$ 3,767	\$ 5,062
Insurance:	+ \$ 1,320	+ \$ 1,400	+ \$ 1,486	+ \$ 1,722	+ \$ 2,315	+ \$ 3,111
Property Management:	N/A	+ \$ 2,809	+ \$ 2,980	+ \$ 3,455	+ \$ 4,643	+ \$ 6,240
Maintenance:	+ \$ 780	+ \$ 828	+ \$ 878	+ \$ 1,018	+ \$ 1,368	+ \$ 1,838
Capital Expenditures:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
HOA Fees:	+ \$ 2,040	+ \$ 2,164	+ \$ 2,296	+ \$ 2,662	+ \$ 3,577	+ \$ 4,807
Utilities:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Landscaping:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Accounting & Legal Fees:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Operating Expenses:	= \$ 6,288	= \$ 9,480	= \$ 10,058	= \$ 11,660	= \$ 15,670	= \$ 21,058
Expense Increase:	3%	3%	3%	3%	3%	3%
CASH FLOW						
Operating Income:	\$ 37,830	\$ 40,134	\$ 42,578	\$ 49,359	\$ 66,335	\$ 89,149
Operating Expenses:	- \$ 6,288	- \$ 9,480	- \$ 10,058	- \$ 11,660	- \$ 15,670	- \$ 21,058
Expense Ratio:	16.6%	23.6%	23.6%	23.6%	23.6%	23.6%
Net Operating Income:	= \$ 31,542	= \$ 30,654	= \$ 32,520	= \$ 37,699	= \$ 50,665	= \$ 68,091
Loan Payments:	- \$ 21,953	- \$ 21,953	- \$ 21,953	- \$ 21,953	- \$ 21,953	- \$ 21,953
Cash Flow:	= \$ 9,589	= \$ 8,701	= \$ 10,567	= \$ 15,746	= \$ 28,712	= \$ 46,138
Cash Flow Per Unit:	\$ 4,795	\$ 4,351	\$ 5,284	\$ 7,873	\$ 14,356	\$ 23,069
TAX BENEFITS & DEDUCTIONS						
Operating Expenses:	\$ 6,288	\$ 9,480	\$ 10,058	\$ 11,660	\$ 15,670	\$ 21,058
Loan Interest:	+ \$ 16,910	+ \$ 16,382	+ \$ 15,799	+ \$ 14,059	+ \$ 8,964	+ \$ 582
Depreciation:	+ \$ 16,707	+ \$ 16,707	+ \$ 16,707	+ \$ 16,707	+ \$ 16,707	+ \$ 0
Total Deductions:	= \$ 39,906	= \$ 42,570	= \$ 42,564	= \$ 42,426	= \$ 41,342	= \$ 21,640

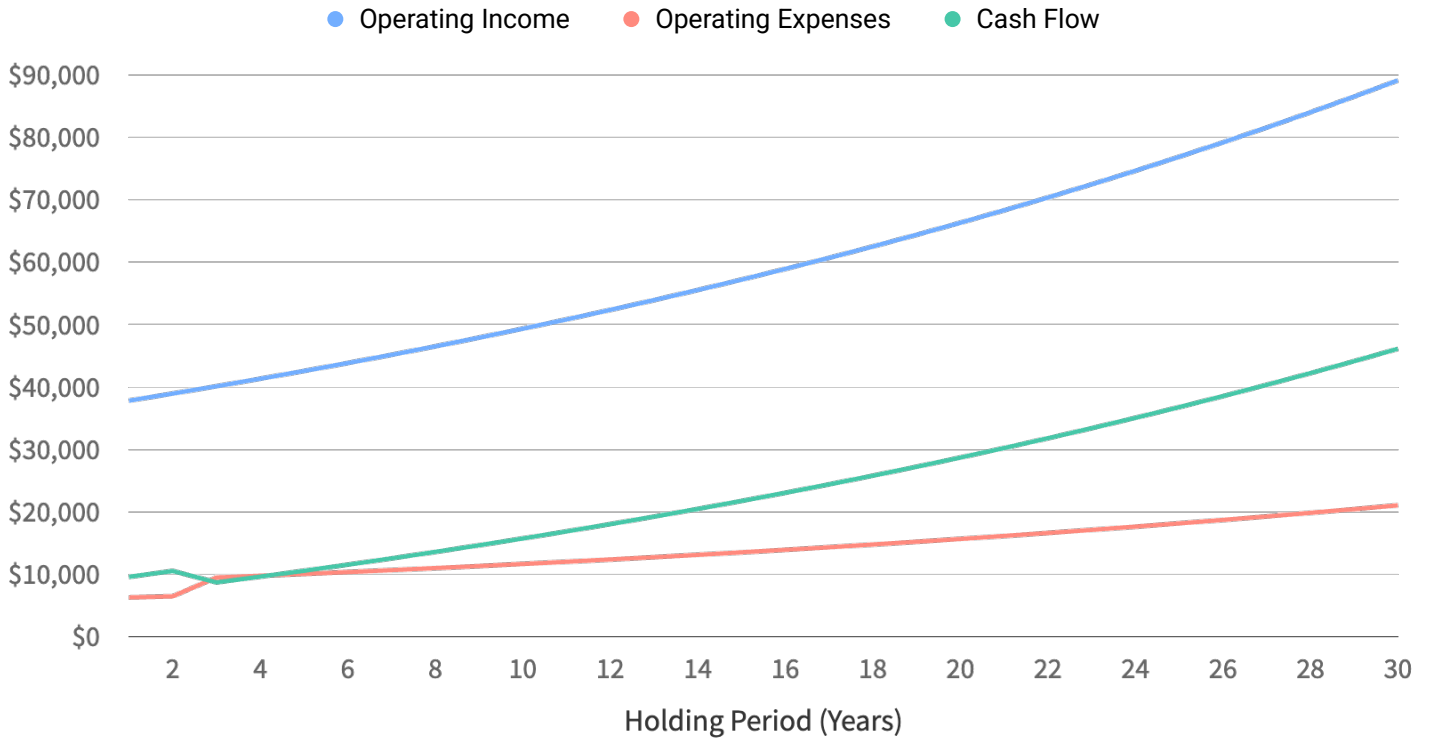
	Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
EQUITY ACCUMULATION						
Property Value:	\$ 468,547	\$ 497,082	\$ 527,354	\$ 611,348	\$ 821,600	\$ 1,104,162
Appreciation:	3%	3%	3%	3%	3%	3%
Loan Balance:	- \$ 336,132	- \$ 325,261	- \$ 313,252	- \$ 277,435	- \$ 172,559	- \$ 0
LTV Ratio:	71.7%	65.4%	59.4%	45.4%	21%	-
Total Equity:	= \$ 132,415	= \$ 171,821	= \$ 214,102	= \$ 333,913	= \$ 649,041	= \$ 1,104,162

SALE ANALYSIS						
Equity:	\$ 132,415	\$ 171,821	\$ 214,102	\$ 333,913	\$ 649,041	\$ 1,104,162
Selling Costs (5%):	- \$ 23,427	- \$ 24,854	- \$ 26,368	- \$ 30,567	- \$ 41,080	- \$ 55,208
Sale Proceeds:	= \$ 108,987	= \$ 146,966	= \$ 187,734	= \$ 303,345	= \$ 607,961	= \$ 1,048,954
Cumulative Cash Flow:	+ \$ 9,589	+ \$ 28,826	+ \$ 49,014	+ \$ 117,084	+ \$ 342,705	+ \$ 721,425
Total Cash Invested:	- \$ 118,274	- \$ 118,274	- \$ 118,274	- \$ 118,274	- \$ 118,274	- \$ 118,274
Total Profit:	= \$ 302	= \$ 57,518	= \$ 118,474	= \$ 302,155	= \$ 832,392	= \$ 1,652,105

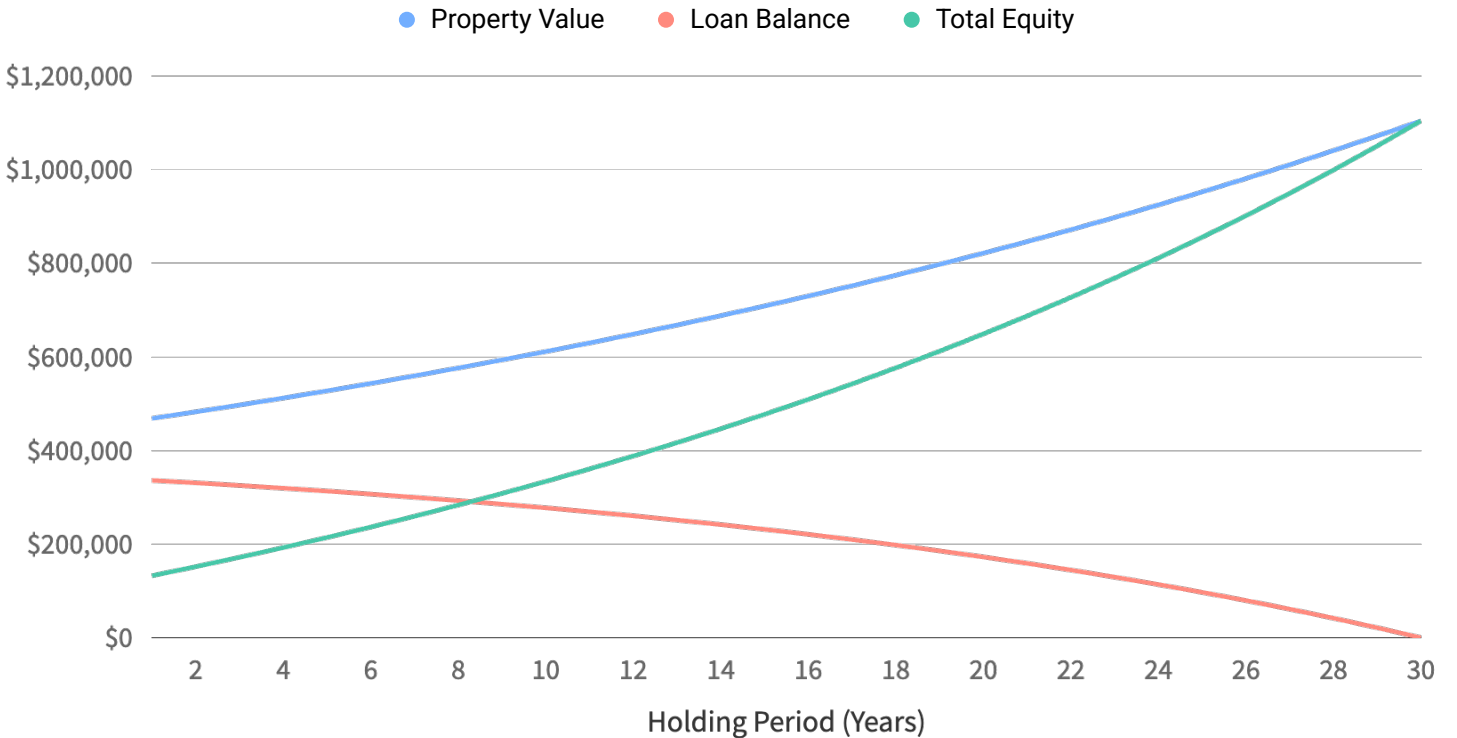
INVESTMENT RETURNS						
Cap Rate (Purchase Price):	6.9%	6.7%	7.1%	8.3%	11.1%	15%
Cap Rate (Market Value):	6.7%	6.2%	6.2%	6.2%	6.2%	6.2%
Cash on Cash Return:	8.1%	7.4%	8.9%	13.3%	24.3%	39%
Return on Equity:	7.2%	5.1%	4.9%	4.7%	4.4%	4.2%
Return on Investment:	0.3%	48.6%	100.2%	255.5%	703.8%	1,396.8%
Internal Rate of Return:	0.3%	15.1%	16.7%	16.4%	15%	14.2%

FINANCIAL RATIOS						
Rent to Value:	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%
Gross Rent Multiplier:	12.01	12.01	12.01	12.01	12.01	12.01
Equity Multiple:	1	1.49	2	3.55	8.04	14.97
Break Even Ratio:	72.4%	76%	72.9%	66.1%	55%	46.8%
Debt Coverage Ratio:	1.44	1.4	1.48	1.72	2.31	3.1
Debt Yield:	9.4%	9.4%	10.4%	13.6%	29.4%	-

Cash Flow Over Time



Equity Over Time



Property Photos





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