



**1000 N Shellbark Ave
Muncie, IN 47304**



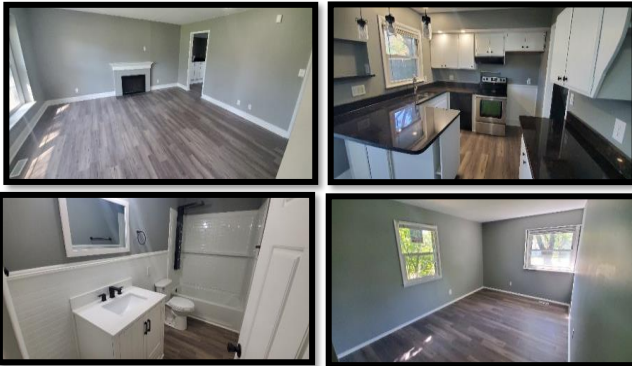
Price \$189,900

Sales Price
Mortgage Amount
Down Payment
Closing Cost Estimates
Total Projected Cash to Close
Projected Principal and Interest Payment
Projected Property Taxes
Projected Monthly Insurance
Projected Monthly Homeowners Association Dues
Management fees - (9%)
Projected Vacancy Rate - (5%)
Projected Deferred Maintenance - (5%)
Projected Total Costs
Projected Income
Projected Cash Flow

Cash	50% Financing	75% Financing	80% Financing
\$189,900	\$189,900	\$189,900	\$189,900
	\$ 94,950	\$ 142,425	\$ 151,920
\$ 189,900	\$ 94,950	\$ 47,475	\$ 37,980
\$ 1,000	\$ 2,849	\$ 4,273	\$ 4,558
\$ 190,900	\$ 97,799	\$ 51,748	\$ 42,538
	\$ (467)	\$ (701)	\$ (747)
\$ (99)	\$ (99)	\$ (99)	\$ (99)
\$ (60)	\$ (60)	\$ (60)	\$ (60)
\$ -	\$ -	\$ -	\$ -
\$ (126)	\$ (126)	\$ (126)	\$ (126)
\$ (70)	\$ (70)	\$ (70)	\$ (70)
\$ (70)	\$ (70)	\$ (70)	\$ (70)
\$ (425)	\$ (892)	\$ (1,126)	\$ (1,172)
\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400
\$ 975	\$ 508	\$ 274	\$ 228

Estimated interest rate 4.25%

Annual Cash Flow Projections \$ 11,700.00 \$ 6,094.84 \$ 3,292.26 \$ 2,731.74



Projected Income Range \$1325-\$1425/mo
(Income used in pro-forma - \$1,400/mo)

Square feet	2480
Bedrooms	4
Bathrooms	2
Year Built	1962
Garage	2/CA



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.

**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.

