

GREATINVESTMENTPROPERTY.COM

Pro forma for: **418 Roosevelt St. Gary, IN**

Contact: Alex Anderson alex@greatinvestmentproperty.com **1-888-253-1193**

EXECUTIVE SUMMARY:

GreatInvestmentProperty.com is excited to announce the sale of an excellent **cash flowing** single-family-home located at 418 Roosevelt St, Gary, IN.

PROPERTY DESCRIPTION:



Financial	
Occupied	No
Property Rent	775
Property Taxes	478
Property Insurance	700

Property Address:	418 Roosevelt St
House Information	
Beds	3
Baths	1
Garage	Yes
Slab	No
Basement	Yes
Location	
Property on Right	Nice SFH
Property on Left	Nice SFH
General Location	Very Nice

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APOD

Property Purchase Only

Appraised Value \$105,000

Sales Price \$72,000

Closing Costs \$2,500

Down Payment \$7,200

90% Financing \$64,800

Rate 7.25%

Amortized 30

Projected Monthly Income

Monthly

Annual

Rental Income

\$775

\$9,300

Gross Operating Income

\$775.00

\$9,300.00

Mortgage Payment

\$442

\$5,305

RE Taxes

\$40

\$480

Property Insurance

\$58

\$700

Property Management

\$78

\$930

Total expenses

\$618

\$7,415

Cash Flow

\$157

\$1,885

Cash on Cash Return

19.4%