

GREATINVESTMENTPROPERTY.COM

Pro forma for: 649 E. 47th 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 649 E. 47th!

PROPERTY DESCRIPTION:



Financial	
Occupied	Yes
Property Rent	750
Property Taxes	538
Property Insurance	700

Property Address:	649 E 47th
House Information	
Beds	4
Baths	1
Garage	Car Port
Slab	Yes
Basement	No
Location	Glen Park
Property on Right	Nice SFH
Property on Left	Nice SFH
General Location	Very Nice

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APOD

	Property Purchase Only	
Appraised Value	\$77,000	
Sales Price	\$61,600	
Closing Costs	\$2,500	
Down Payment	\$6,160	
90% Financing	\$55,440	
Rate	7.25%	
Amortized	30	
	Projected Monthly Income	
	Monthly	Annual
Rental Income	\$750	\$9,000
Gross Operating Income	\$750.00	\$9,000.00
Mortgage Payment	\$378	\$4,538
RE Taxes	\$45	\$538
Property Insurance	\$58	\$700
Property Management	\$75	\$900
Total expenses	\$556	\$6,676
Cash Flow	\$194	\$2,324

Cash on Cash Return
26.8%

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