Crossroads Newhaven - 4plex Sold at Completion

Investment Property - Buy & Hold

2160 Cinema Crossing, Fort Wayne, IN 46038

Multi-Family · 4 Units · 6,024 Sq.Ft.

4plex under construction and ready to close at completion.

$ 1,075,000 Purchase Price · **$ 1,075,000** ARV

$ 280,050 Cash Needed · **$ 1,302/mo** Cash Flow · **7%** Cap Rate · **5.6%** COC

Prepared by:

the peak group

Property Description

ADDRESS

2160 Cinema Crossing
Fort Wayne, IN 46038

DESCRIPTION

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

UNIT INFORMATION

Total Units/Spaces:	4
Total Square Footage:	6,024

UNITS & RENT ROLL

4 Units - Residential

3 Beds / 2.5 Baths / 1,506 Sq.Ft.

Gross Rent:	$ 2,100 Per Month

Purchase Analysis & Returns

PURCHASE & REHAB

Purchase Price:		$ 1,075,000
Amount Financed:	-	$ 806,250
Down Payment:	=	$ 268,750
Purchase Costs:	+	$ 11,300
Rehab Costs:	+	$ 0
Total Cash Needed:	=	**$ 280,050**
After Repair Value:		$ 1,075,000
ARV Per Square Foot:		$ 178.5
Price Per Square Foot:		$ 178.5
Price Per Unit:		$ 268,750

FINANCING (PURCHASE)

Loan Type:	Amortizing, 30 Year
Interest Rate:	6.25%
Financing Of:	Price (75%)
Loan Amount:	$ 806,250
LTC / LTV:	75% / 75%
Loan Payment:	$ 4,964 Per Month $ 59,571 Per Year

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	7% / 7%
Cash on Cash Return:	5.6%
Return on Equity:	5%
Return on Investment:	-3.3%
Internal Rate of Return:	-3.3%
Rent to Value:	0.8%
Gross Rent Multiplier:	10.66
Equity Multiple:	0.97
Break Even Ratio:	79.5%
Debt Coverage Ratio:	1.26
Debt Yield:	9.3%

ASSUMPTIONS & PROJECTIONS

Rehab Cost Overrun:	0%
Vacancy Rate:	5%
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:	$ 50,000

PURCHASE COSTS

Home Inspection:	$ 0
Appraisal:	$ 750
Loan Points:	$ 0 (Financed)
Loan Origination Fee:	$ 6,000
Title & Escrow Fees:	$ 2,350
Transfer Taxes:	$ 0
Attorney Fees:	$ 0
Wholesaler Fees:	$ 0

REHAB COSTS

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

Projected Interest Reserves:	$ 0
Course of Construction Insurance:	$ 0
HOA Intial Reinvestment FEe:	$ 1,200
Construction Inspections:	$ 0
Misc Lender Costs:	$ 1,000
Total:	**$ 11,300**

Cash Flow (Year 1)

CASH FLOW		Monthly	Yearly
Gross Rent:		$ 8,400	$ 100,800
Vacancy (5%):	-	$ 420	$ 5,040
Other Income:	+	$ 0	$ 0
Operating Income:	=	$ 7,980	$ 95,760
Operating Expenses (21.5%):	-	$ 1,714	$ 20,568
Net Operating Income:	=	$ 6,266	$ 75,192
Loan Payments:	-	$ 4,964	$ 59,571
Cash Flow:	=	**$ 1,302**	**$ 15,621**
Cash Flow Per Unit:		$ 326	$ 3,905

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

OPERATING EXPENSES	Monthly	Yearly
Property Taxes:	$ 400	$ 4,800
Insurance (HO6 Walls In):	$ 50	$ 600
Property Management:	$ 504	$ 6,048
Maintenance:	$ 40	$ 480
Capital Expenditures:	$ 0	$ 0
HOA Fees:	$ 720	$ 8,640
Utilities:	$ 0	$ 0
Landscaping:	$ 0	$ 0
Accounting & Legal Fees:	$ 0	$ 0
Total:	**$ 1,714**	**$ 20,568**

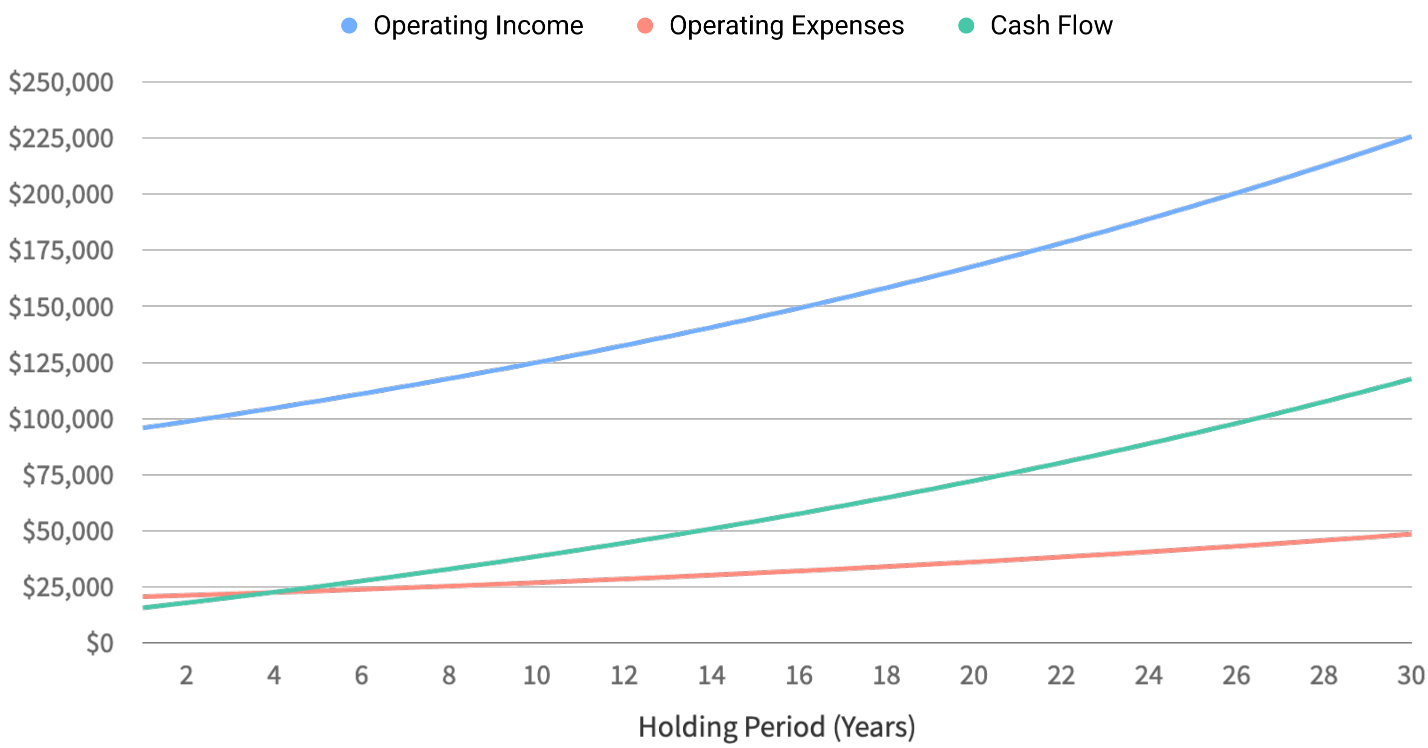
Buy & Hold Projections

APPRECIATION	INCOME INCREASE	EXPENSE INCREASES	SELLING COSTS
3% Per Year	3% Per Year	3% Per Year	5% of Price

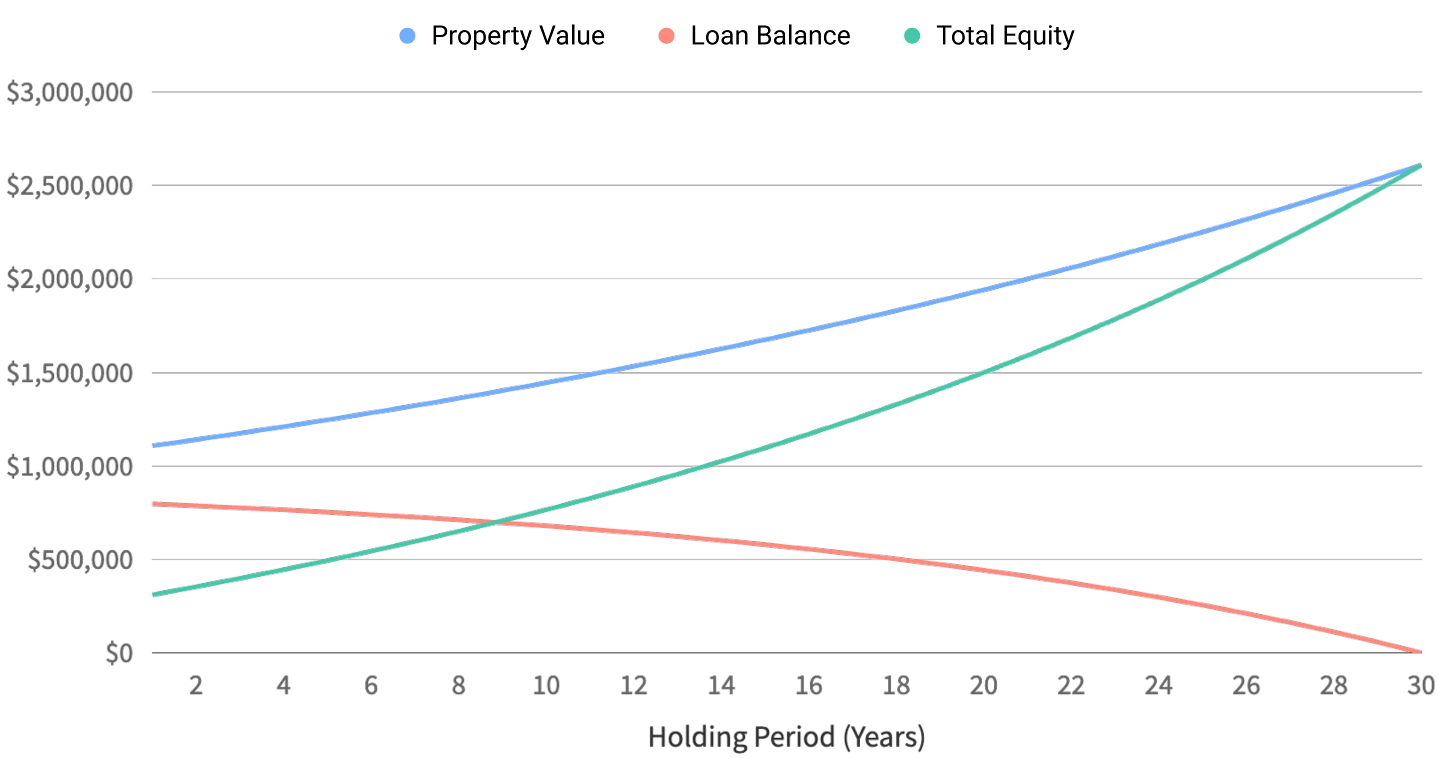
	Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
RENTAL INCOME						
Gross Rent:	$ 100,800	$ 106,939	$ 113,451	$ 131,521	$ 176,753	$ 237,542
Vacancy:	- $ 5,040	- $ 5,347	- $ 5,673	- $ 6,576	- $ 8,838	- $ 11,877
Vacancy Rate:	5%	5%	5%	5%	5%	5%
Other Income:	+ $ 0	+ $ 0	+ $ 0	+ $ 0	+ $ 0	+ $ 0
Operating Income:	**= $ 95,760**	**= $ 101,592**	**= $ 107,778**	**= $ 124,945**	**= $ 167,915**	**= $ 225,665**
Income Increase:	3%	3%	3%	3%	3%	3%
OPERATING EXPENSES						
Property Taxes:	$ 4,800	$ 5,092	$ 5,402	$ 6,263	$ 8,417	$ 11,312
Insurance (HO6 Walls In):	+ $ 600	+ $ 637	+ $ 675	+ $ 783	+ $ 1,052	+ $ 1,414
Property Management:	+ $ 6,048	+ $ 6,416	+ $ 6,807	+ $ 7,891	+ $ 10,605	+ $ 14,253
Maintenance:	+ $ 480	+ $ 509	+ $ 540	+ $ 626	+ $ 842	+ $ 1,131
Capital Expenditures:	+ $ 0	+ $ 0	+ $ 0	+ $ 0	+ $ 0	+ $ 0
HOA Fees:	+ $ 8,640	+ $ 9,166	+ $ 9,724	+ $ 11,273	+ $ 15,150	+ $ 20,361
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:	**= $ 20,568**	**= $ 21,820**	**= $ 23,148**	**= $ 26,836**	**= $ 36,066**	**= $ 48,471**
Expense Increase:	3%	3%	3%	3%	3%	3%
CASH FLOW						
Operating Income:	$ 95,760	$ 101,592	$ 107,778	$ 124,945	$ 167,915	$ 225,665
Operating Expenses:	- $ 20,568	- $ 21,820	- $ 23,148	- $ 26,836	- $ 36,066	- $ 48,471
Expense Ratio:	21.5%	21.5%	21.5%	21.5%	21.5%	21.5%
Net Operating Income:	= $ 75,192	= $ 79,772	= $ 84,630	= $ 98,109	= $ 131,849	= $ 177,194
Loan Payments:	- $ 59,571	- $ 59,571	- $ 59,571	- $ 59,571	- $ 59,571	- $ 59,571
Cash Flow:	**= $ 15,621**	**= $ 20,201**	**= $ 25,059**	**= $ 38,538**	**= $ 72,278**	**= $ 117,623**
Cash Flow Per Unit:	$ 3,905	$ 5,050	$ 6,265	$ 9,635	$ 18,070	$ 29,406
TAX BENEFITS & DEDUCTIONS						
Operating Expenses:	$ 20,568	$ 21,820	$ 23,148	$ 26,836	$ 36,066	$ 48,471
Loan Interest:	+ $ 50,123	+ $ 48,869	+ $ 47,448	+ $ 43,014	+ $ 28,688	+ $ 1,969
Depreciation:	+ $ 37,684	+ $ 37,684	+ $ 37,684	+ $ 37,684	+ $ 37,684	+ $ 0
Total Deductions:	**= $ 108,375**	**= $ 108,372**	**= $ 108,279**	**= $ 107,533**	**= $ 102,438**	**= $ 50,440**

	Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
EQUITY ACCUMULATION						
Property Value:	$ 1,107,250	$ 1,174,682	$ 1,246,220	$ 1,444,710	$ 1,941,570	$ 2,609,307
Appreciation:	3%	3%	3%	3%	3%	3%
Loan Balance:	- $ 796,802	- $ 776,045	- $ 752,532	- $ 679,167	- $ 442,128	- $ 0
LTV Ratio:	72%	66.1%	60.4%	47%	22.8%	-
Total Equity:	**= $ 310,448**	**= $ 398,637**	**= $ 493,688**	**= $ 765,543**	**= $ 1,499,442**	**= $ 2,609,307**
SALE ANALYSIS						
Equity:	$ 310,448	$ 398,637	$ 493,688	$ 765,543	$ 1,499,442	$ 2,609,307
Selling Costs (5%):	- $ 55,363	- $ 58,734	- $ 62,311	- $ 72,236	- $ 97,079	- $ 130,465
Sale Proceeds:	= $ 255,085	= $ 339,903	= $ 431,377	= $ 693,308	= $ 1,402,363	= $ 2,478,842
Cumulative Cash Flow:	+ $ 15,621	+ $ 53,700	+ $ 101,352	+ $ 266,285	+ $ 829,020	+ $ 1,790,166
Total Cash Invested:	- $ 280,050	- $ 280,050	- $ 280,050	- $ 280,050	- $ 280,050	- $ 280,050
Total Profit:	**= -$ 9,344**	**= $ 113,553**	**= $ 252,679**	**= $ 679,543**	**= $ 1,951,333**	**= $ 3,988,958**
INVESTMENT RETURNS						
Cap Rate (Purchase Price):	7%	7.4%	7.9%	9.1%	12.3%	16.5%
Cap Rate (Market Value):	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%
Cash on Cash Return:	5.6%	7.2%	8.9%	13.8%	25.8%	42%
Return on Equity:	5%	5.1%	5.1%	5%	4.8%	4.5%
Return on Investment:	-3.3%	40.5%	90.2%	242.7%	696.8%	1,424.4%
Internal Rate of Return:	-3.3%	12.6%	15%	15.5%	14.7%	14.1%
FINANCIAL RATIOS						
Rent to Value:	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%
Gross Rent Multiplier:	10.98	10.98	10.98	10.98	10.98	10.98
Equity Multiple:	0.97	1.41	1.9	3.43	7.97	15.24
Break Even Ratio:	79.5%	76.1%	72.9%	65.7%	54.1%	45.5%
Debt Coverage Ratio:	1.26	1.34	1.42	1.65	2.21	2.97
Debt Yield:	9.4%	10.3%	11.2%	14.4%	29.8%	-

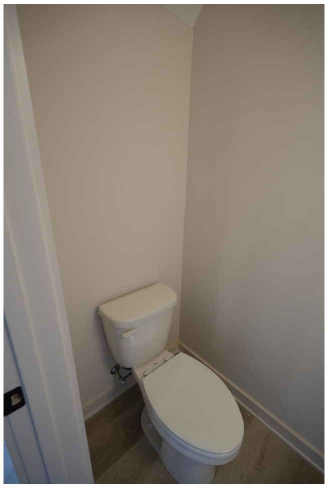
Cash Flow Over Time

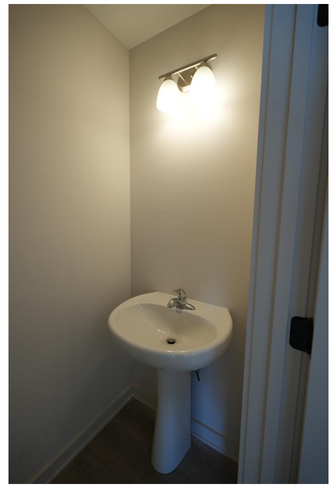


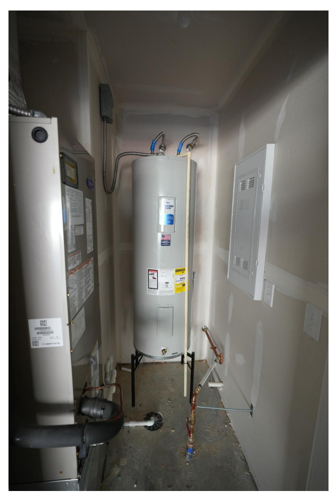
Equity Over Time



Property Photos







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