Boonville Triplex

Investment Property - Buy & Hold

217 Taylor Street, Boonville, IN 47601
Multi-Family · 3 Units · 4,299 Sq.Ft.

Triplex- 3 identical units; 3bed, 2.5bath, 1car attached garages

$ 699,900 Purchase Price · **$ 699,900** ARV
$ 188,973 Cash Needed · **$ 1,778/mo** Cash Flow · **7.5%** Cap Rate · **11.3%** COC

Prepared by:

The Homeboys

Property Description

ADDRESS

217 Taylor Street
Boonville, IN 47601

DESCRIPTION

Property Type:	Multi-Family
Year Built:	2026
Parking:	Garage
Lot Size:	12,000 sq.ft.

UNIT INFORMATION

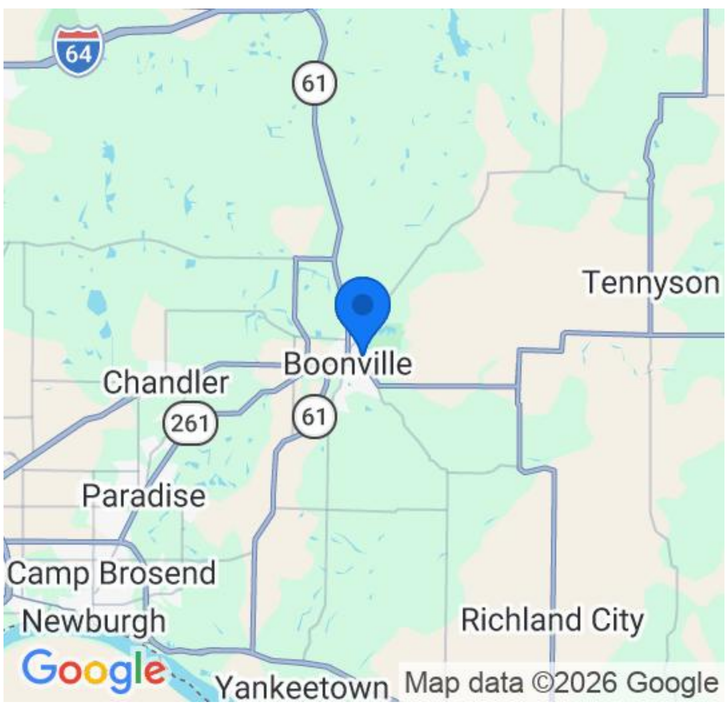
Total Units/Spaces:	3
Total Square Footage:	4,299

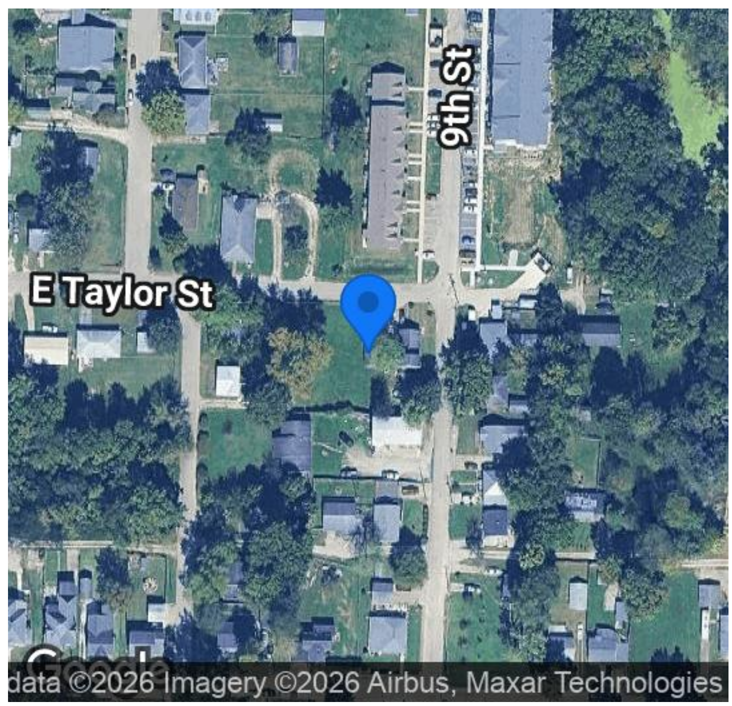
UNITS & RENT ROLL

3 Units - Residential

3 Beds / 2.5 Baths / 1,433 Sq.Ft.

Gross Rent:	$ 1,700 Per Month





Purchase Analysis & Returns

PURCHASE & REHAB

Purchase Price:		$ 699,900
Amount Financed:	-	$ 524,925
Down Payment:	=	$ 174,975
Purchase Costs:	+	$ 13,998
Rehab Costs:	+	$ 0
Total Cash Needed:	=	**$ 188,973**
After Repair Value:		$ 699,900
ARV Per Square Foot:		$ 162.8
Price Per Square Foot:		$ 162.8
Price Per Unit:		$ 233,300

FINANCING (PURCHASE)

Loan Type:	Amortizing, 30 Year
Interest Rate:	4.25%
Financing Of:	Price (75%)
Loan Amount:	$ 524,925
LTC / LTV:	75% / 75%
Loan Payment:	$ 2,582 Per Month $ 30,988 Per Year

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	7.5% / 7.5%
Cash on Cash Return:	11.3%
Return on Equity:	10.1%
Return on Investment:	0.3%
Internal Rate of Return:	0.3%
Rent to Value:	0.7%
Gross Rent Multiplier:	11.44
Equity Multiple:	1
Break Even Ratio:	62.1%
Debt Coverage Ratio:	1.69
Debt Yield:	10%

ASSUMPTIONS & PROJECTIONS

Rehab Cost Overrun:	10%
Vacancy Rate:	3%
Appreciation:	4% Per Year
Income Increase:	4% Per Year
Expense Increase:	2% Per Year
Selling Costs:	6% of Sales Price
Depreciation Period:	27.5 Years
Land Value:	$ 0

PURCHASE COSTS

Total (2% of Price):	**$ 13,998**

REHAB COSTS

Rehab Costs:	$ 0
Cost Overrun (10%):	$ 0
Total:	**$ 0**
Total Per Square Foot:	$ 0

Cash Flow (Year 1)

		Monthly	Yearly
CASH FLOW			
Gross Rent:		$ 5,100	$ 61,200
Vacancy (3%):	-	$ 153	$ 1,836
Other Income:	+	$ 0	$ 0
Operating Income:	=	$ 4,947	$ 59,364
Operating Expenses (11.9%):	-	$ 587	$ 7,044
Net Operating Income:	=	$ 4,360	$ 52,320
Loan Payments:	-	$ 2,582	$ 30,988
Cash Flow:	=	**$ 1,778**	**$ 21,332**
Cash Flow Per Unit:		$ 593	$ 7,111

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

	Monthly	Yearly
OPERATING EXPENSES		
Property Taxes:	$ 209	$ 2,508
Insurance:	$ 150	$ 1,800
Maintenance:	$ 153	$ 1,836
Capital Expenditures:	$ 0	$ 0
HOA Fees:	$ 0	$ 0
Utilities:	$ 0	$ 0
Landscaping:	$ 75	$ 900
Accounting & Legal Fees:	$ 0	$ 0
Total:	**$ 587**	**$ 7,044**

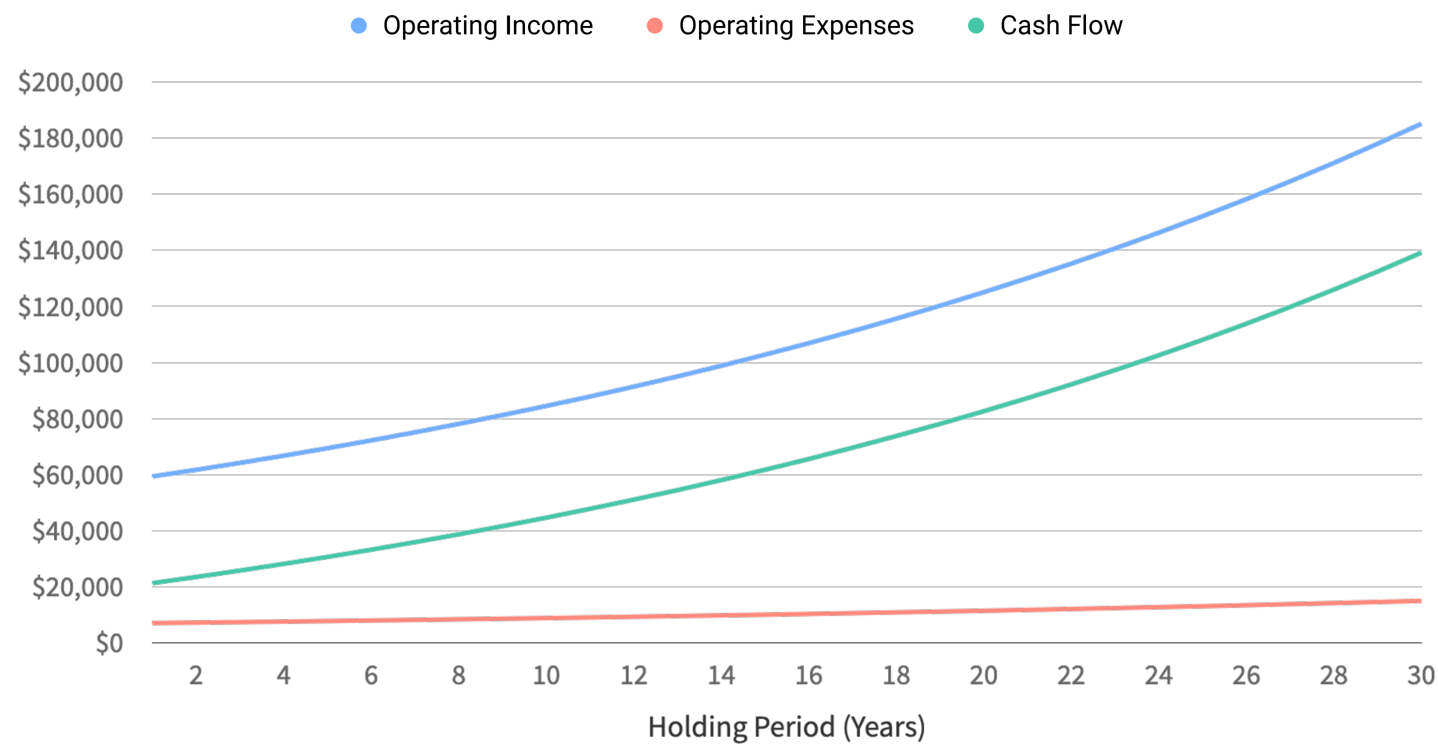
Buy & Hold Projections

APPRECIATION	INCOME INCREASE	EXPENSE INCREASES	SELLING COSTS
4% Per Year	4% Per Year	2% Per Year	6% of Price

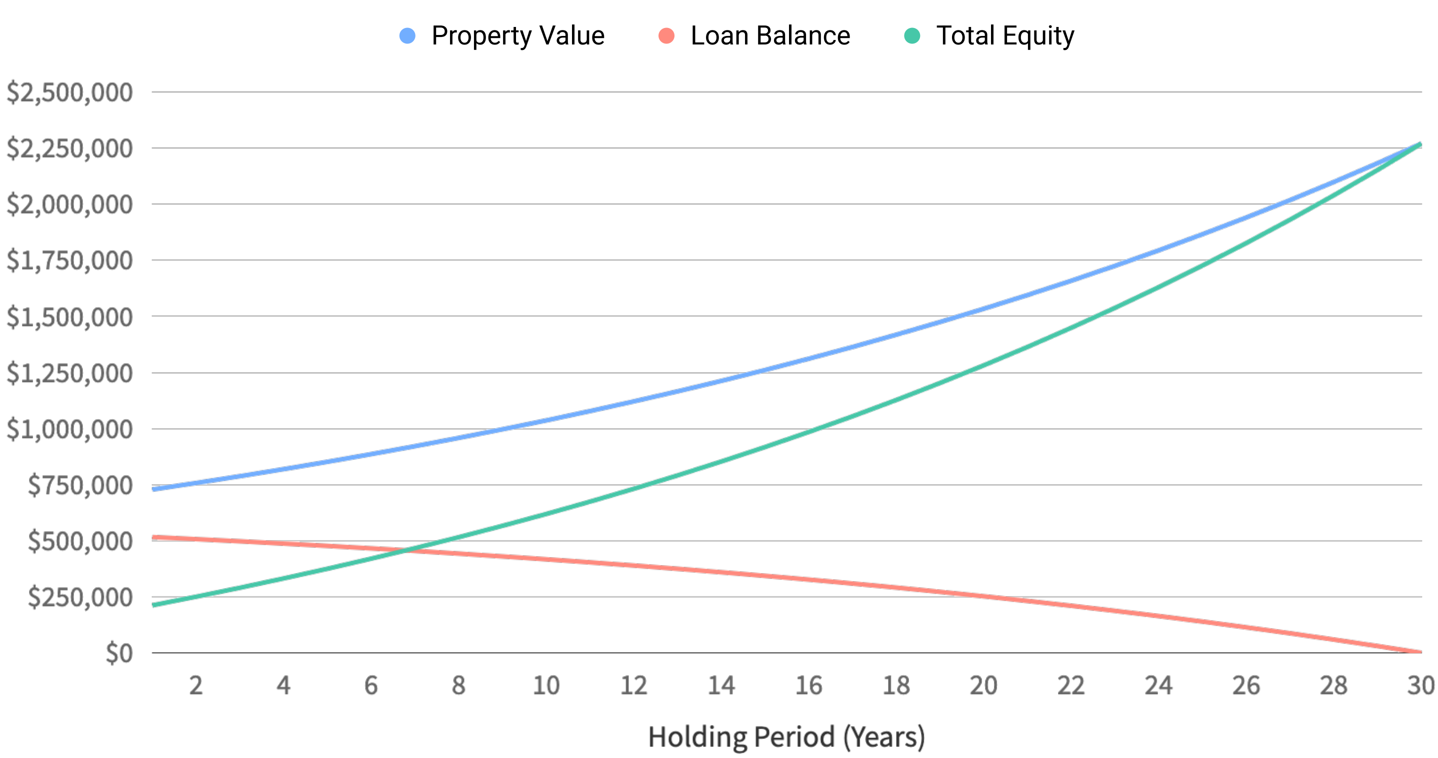
	Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
RENTAL INCOME						
Gross Rent:	$ 61,200	$ 66,194	$ 71,595	$ 87,107	$ 128,939	$ 190,861
Vacancy:	- $ 1,836	- $ 1,986	- $ 2,148	- $ 2,613	- $ 3,868	- $ 5,726
Vacancy Rate:	3%	3%	3%	3%	3%	3%
Other Income:	+ $ 0	+ $ 0	+ $ 0	+ $ 0	+ $ 0	+ $ 0
Operating Income:	**= $ 59,364**	**= $ 64,208**	**= $ 69,447**	**= $ 84,494**	**= $ 125,071**	**= $ 185,135**
Income Increase:	4%	4%	4%	4%	4%	4%
OPERATING EXPENSES						
Property Taxes:	$ 2,508	$ 2,609	$ 2,715	$ 2,997	$ 3,654	$ 4,454
Insurance:	+ $ 1,800	+ $ 1,873	+ $ 1,948	+ $ 2,151	+ $ 2,622	+ $ 3,197
Property Management:	N/A	+ $ 0	+ $ 0	+ $ 0	+ $ 0	+ $ 0
Maintenance:	+ $ 1,836	+ $ 1,986	+ $ 2,148	+ $ 2,613	+ $ 3,868	+ $ 5,726
Capital Expenditures:	+ $ 0	+ $ 0	+ $ 0	+ $ 0	+ $ 0	+ $ 0
HOA Fees:	+ $ 0	+ $ 0	+ $ 0	+ $ 0	+ $ 0	+ $ 0
Utilities:	+ $ 0	+ $ 0	+ $ 0	+ $ 0	+ $ 0	+ $ 0
Landscaping:	+ $ 900	+ $ 936	+ $ 974	+ $ 1,076	+ $ 1,311	+ $ 1,598
Accounting & Legal Fees:	+ $ 0	+ $ 0	+ $ 0	+ $ 0	+ $ 0	+ $ 0
Operating Expenses:	**= $ 7,044**	**= $ 7,404**	**= $ 7,785**	**= $ 8,837**	**= $ 11,455**	**= $ 14,975**
Expense Increase:	2%	2%	2%	2%	2%	2%
CASH FLOW						
Operating Income:	$ 59,364	$ 64,208	$ 69,447	$ 84,494	$ 125,071	$ 185,135
Operating Expenses:	- $ 7,044	- $ 7,404	- $ 7,785	- $ 8,837	- $ 11,455	- $ 14,975
Expense Ratio:	11.9%	11.5%	11.2%	10.5%	9.2%	8.1%
Net Operating Income:	= $ 52,320	= $ 56,804	= $ 61,662	= $ 75,657	= $ 113,616	= $ 170,160
Loan Payments:	- $ 30,988	- $ 30,988	- $ 30,988	- $ 30,988	- $ 30,988	- $ 30,988
Cash Flow:	**= $ 21,332**	**= $ 25,816**	**= $ 30,674**	**= $ 44,669**	**= $ 82,628**	**= $ 139,172**
Cash Flow Per Unit:	$ 7,111	$ 8,605	$ 10,225	$ 14,890	$ 27,543	$ 46,391
TAX BENEFITS & DEDUCTIONS						
Operating Expenses:	$ 7,044	$ 7,404	$ 7,785	$ 8,837	$ 11,455	$ 14,975
Loan Interest:	+ $ 22,138	+ $ 21,355	+ $ 20,502	+ $ 18,024	+ $ 11,173	+ $ 702
Depreciation:	+ $ 25,960	+ $ 25,960	+ $ 25,960	+ $ 25,960	+ $ 25,960	+ $ 0
Total Deductions:	**= $ 55,142**	**= $ 54,719**	**= $ 54,246**	**= $ 52,821**	**= $ 48,588**	**= $ 15,677**

	Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
EQUITY ACCUMULATION						
Property Value:	$ 727,896	$ 787,292	$ 851,535	$ 1,036,023	$ 1,533,567	$ 2,270,054
Appreciation:	4%	4%	4%	4%	4%	4%
Loan Balance:	- $ 516,075	- $ 497,209	- $ 476,672	- $ 417,017	- $ 252,087	- $ 0
LTV Ratio:	70.9%	63.2%	56%	40.3%	16.4%	-
Total Equity:	**= $ 211,821**	**= $ 290,083**	**= $ 374,863**	**= $ 619,006**	**= $ 1,281,480**	**= $ 2,270,054**
SALE ANALYSIS						
Equity:	$ 211,821	$ 290,083	$ 374,863	$ 619,006	$ 1,281,480	$ 2,270,054
Selling Costs (6%):	- $ 43,674	- $ 47,238	- $ 51,092	- $ 62,161	- $ 92,014	- $ 136,203
Sale Proceeds:	= $ 168,147	= $ 242,845	= $ 323,771	= $ 556,844	= $ 1,189,466	= $ 2,133,851
Cumulative Cash Flow:	+ $ 21,332	+ $ 70,678	+ $ 129,549	+ $ 323,782	+ $ 966,779	+ $ 2,085,544
Total Cash Invested:	- $ 188,973	- $ 188,973	- $ 188,973	- $ 188,973	- $ 188,973	- $ 188,973
Total Profit:	**= $ 506**	**= $ 124,550**	**= $ 264,347**	**= $ 691,653**	**= $ 1,967,272**	**= $ 4,030,422**
INVESTMENT RETURNS						
Cap Rate (Purchase Price):	7.5%	8.1%	8.8%	10.8%	16.2%	24.3%
Cap Rate (Market Value):	7.2%	7.2%	7.2%	7.3%	7.4%	7.5%
Cash on Cash Return:	11.3%	13.7%	16.2%	23.6%	43.7%	73.6%
Return on Equity:	10.1%	8.9%	8.2%	7.2%	6.4%	6.1%
Return on Investment:	0.3%	65.9%	139.9%	366%	1,041%	2,132.8%
Internal Rate of Return:	0.3%	20.1%	22.4%	21.9%	20.2%	19.4%
FINANCIAL RATIOS						
Rent to Value:	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%
Gross Rent Multiplier:	11.89	11.89	11.89	11.89	11.89	11.89
Equity Multiple:	1	1.66	2.4	4.66	11.41	22.33
Break Even Ratio:	62.1%	58%	54.2%	45.7%	32.9%	24.1%
Debt Coverage Ratio:	1.69	1.83	1.99	2.44	3.67	5.49
Debt Yield:	10.1%	11.4%	12.9%	18.1%	45.1%	-

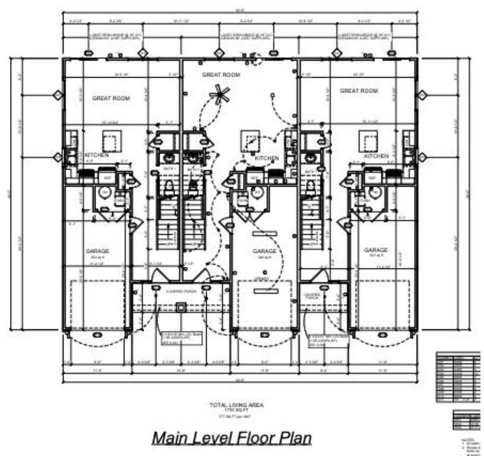
Cash Flow Over Time

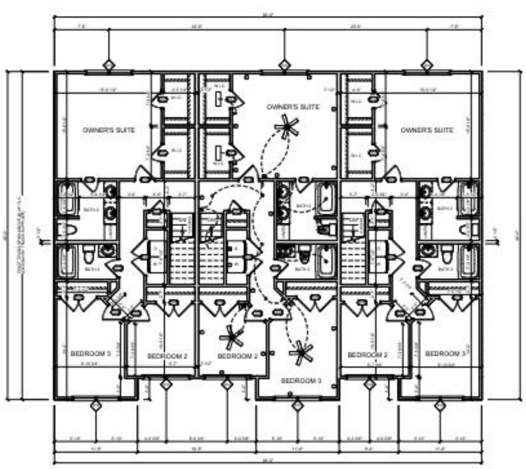


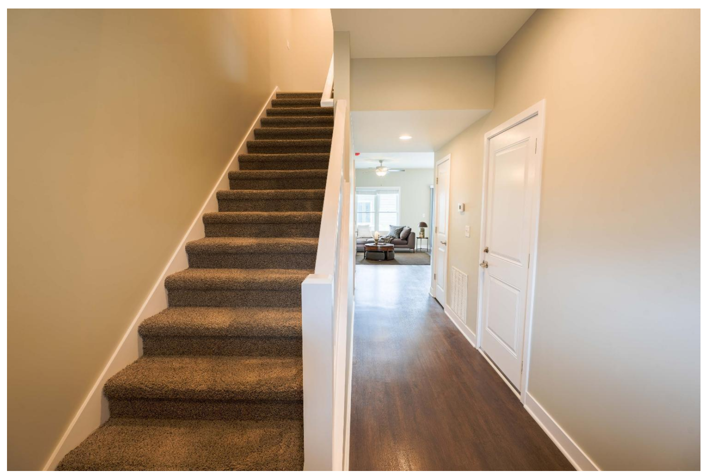
Equity Over Time



Property Photos







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