

Crossroads Newhaven - Triplex Investor Build Model

Investment Property - Buy & Hold

2112 Cinema Xing, Fort Wayne, IN 46803
Multi-Family · 3 Units · 4,518 Sq.Ft.

To be built triplex in Ft Wayne, IN! Tax abatement in place. Construction takes approx 9 months from date of closing.

\$ 780,000 Purchase Price · \$ 825,000 ARV
\$ 237,462 Cash Needed · \$ 1,190/mo Cash Flow · 7.8% Cap Rate · 6% COC

Prepared by:



**the peak
group**



Property Description

ADDRESS

2112 Cinema Xing
Fort Wayne, IN 46803

DESCRIPTION

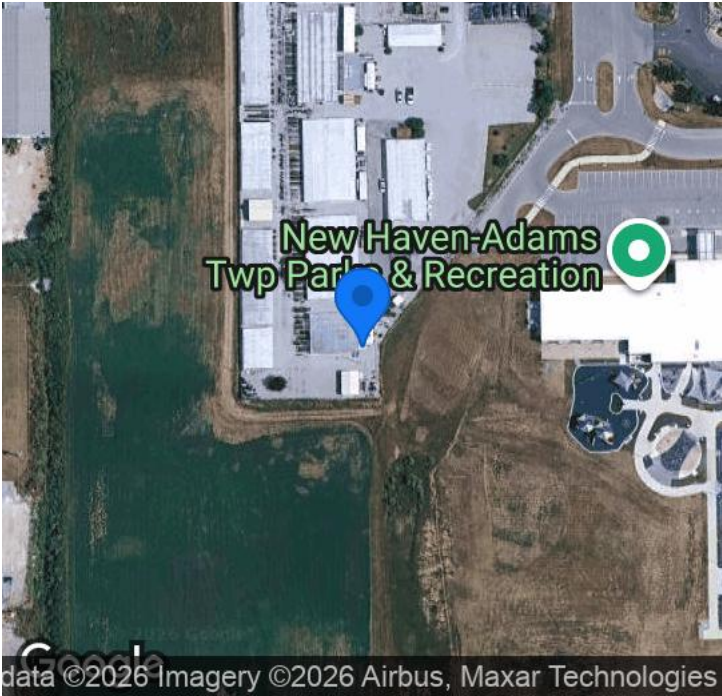
Property Type: Multi-Family
Year Built: 2026
Parking: Garage

UNIT INFORMATION

Total Units/Spaces: 3
Total Square Footage: 4,518

UNITS & RENT ROLL

3 Units - Residential
3 Beds / 2.5 Baths / 1,506 Sq.Ft.
Gross Rent: \$ 2,100 Per Month



Purchase Analysis & Returns

PURCHASE & REHAB

Purchase Price:		\$ 780,000
Amount Financed:	-	\$ 585,000
Down Payment:	=	\$ 195,000
Purchase Costs:	+	\$ 42,462
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 237,462
After Repair Value:		\$ 825,000
ARV Per Square Foot:		\$ 182.6
Price Per Square Foot:		\$ 172.6
Price Per Unit:		\$ 260,000

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	7.8% / 7.4%
Cash on Cash Return:	6%
Return on Equity:	5.3%
Return on Investment:	2.1%
Internal Rate of Return:	2.1%
Rent to Value:	0.8%
Gross Rent Multiplier:	10.32
Equity Multiple:	1.02
Break Even Ratio:	76.1%
Debt Coverage Ratio:	1.31
Debt Yield:	10.4%

PURCHASE COSTS

Home Inspection:	\$ 0
Appraisal:	\$ 750
Loan Points:	\$ 0 (Financed)
Loan Origination Fee:	\$ 5,625
Title & Escrow Fees:	\$ 2,487
Transfer Taxes:	\$ 0
Attorney Fees:	\$ 0
Wholesaler Fees:	\$ 0

FINANCING (PURCHASE)

Loan Type:	Amortizing, 30 Year
Interest Rate:	6.99%
Financing Of:	Price (75%)
Loan Amount:	\$ 585,000
LTC / LTV:	75% / 70.9%
Loan Payment:	\$ 3,888 Per Month \$ 46,657 Per Year

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:	\$ 75,000

REHAB COSTS

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

Projected Interest	\$ 28,000
Reserves:	
Course of Construction	\$ 2,400
Insurance:	
HOA Intial Reinvestment	\$ 1,200
FEE:	
Construction	\$ 1,000
Inspections:	
Misc Lender Costs:	\$ 1,000
Total:	\$ 42,462

Cash Flow (Year 1)

		Monthly	Yearly
CASH FLOW			
Gross Rent:		\$ 6,300	\$ 75,600
Vacancy (5%):	-	\$ 315	\$ 3,780
Other Income:	+	\$ 0	\$ 0
Operating Income:	=	\$ 5,985	\$ 71,820
Operating Expenses (15.2%):	-	\$ 907	\$ 10,884
Net Operating Income:	=	\$ 5,078	\$ 60,936
Loan Payments:	-	\$ 3,888	\$ 46,657
Cash Flow:	=	\$ 1,190	\$ 14,279
Cash Flow Per Unit:		\$ 397	\$ 4,760

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

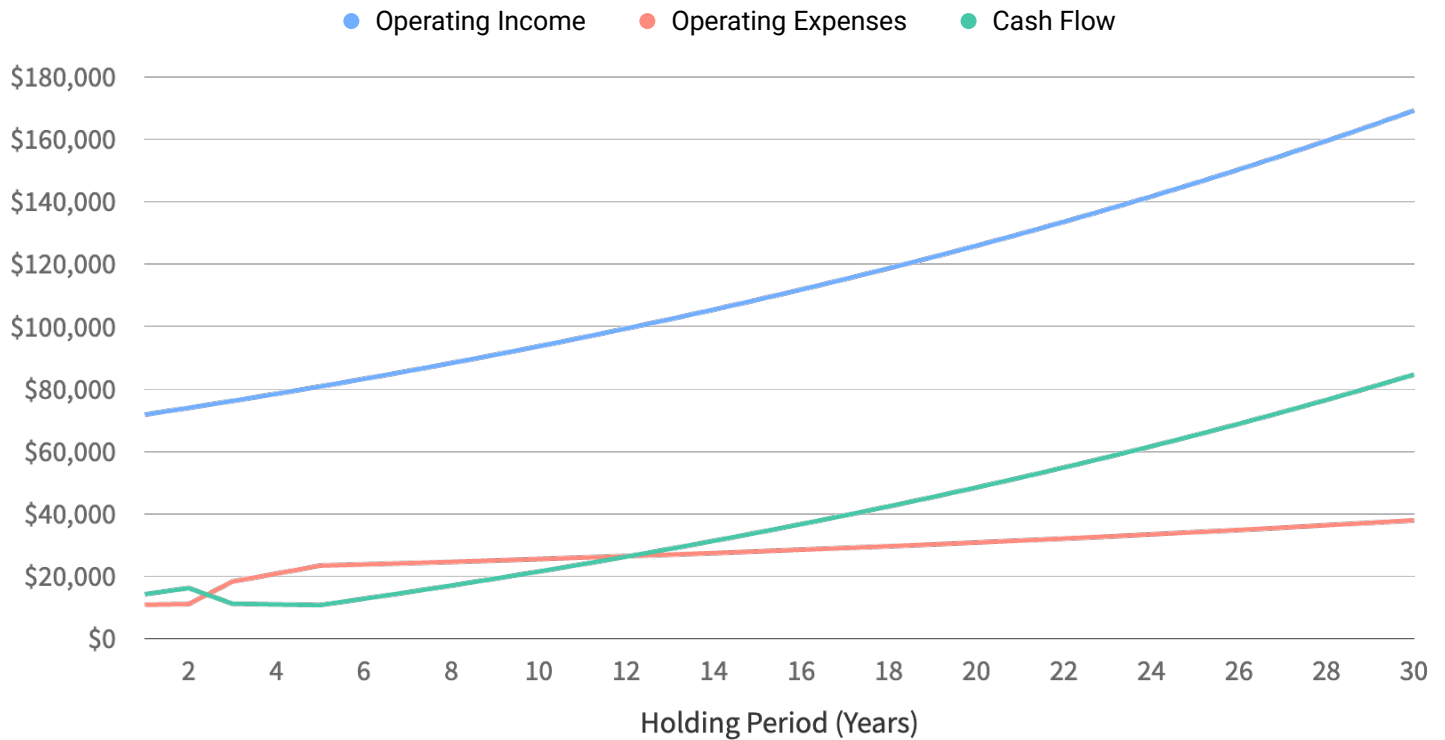
		Monthly	Yearly
OPERATING EXPENSES			
Property Taxes:		\$ 300	\$ 3,600
Insurance (HO6 Walls In):		\$ 37	\$ 444
Maintenance:		\$ 30	\$ 360
Capital Expenditures:		\$ 0	\$ 0
HOA Fees:		\$ 540	\$ 6,480
Utilities:		\$ 0	\$ 0
Landscaping:		\$ 0	\$ 0
Accounting & Legal Fees:		\$ 0	\$ 0
Total:		\$ 907	\$ 10,884

Buy & Hold Projections

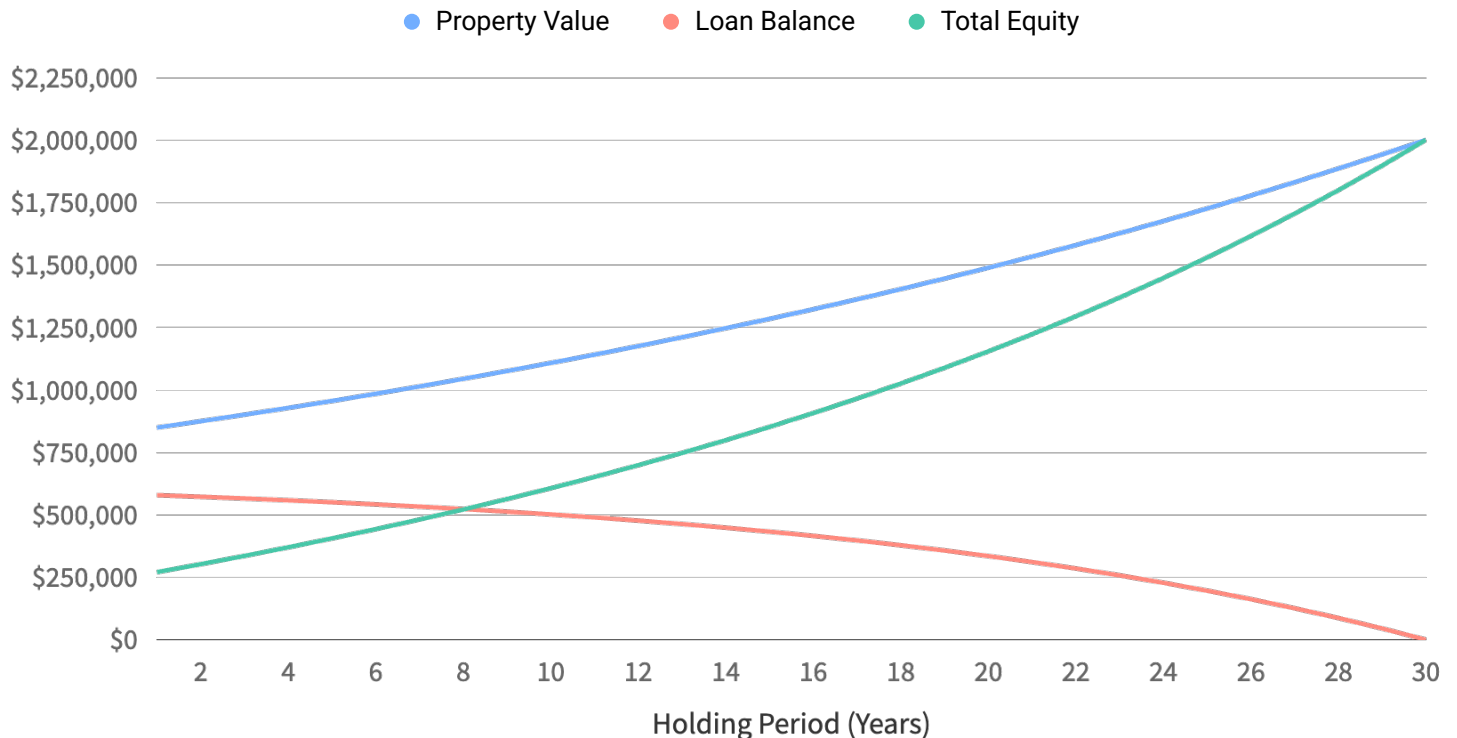
APPRECIATION 3% Per Year	INCOME INCREASE 3% Per Year		EXPENSE INCREASES 3% Per Year		SELLING COSTS 5% of Price	
	Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
RENTAL INCOME						
Gross Rent:	\$ 75,600	\$ 80,204	\$ 85,088	\$ 98,641	\$ 132,565	\$ 178,156
Vacancy:	- \$ 3,780	- \$ 4,010	- \$ 4,254	- \$ 4,932	- \$ 6,628	- \$ 8,908
Vacancy Rate:	5%	5%	5%	5%	5%	5%
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Operating Income:	= \$ 71,820	= \$ 76,194	= \$ 80,834	= \$ 93,709	= \$ 125,937	= \$ 169,248
Income Increase:	3%	3%	3%	3%	3%	3%
OPERATING EXPENSES						
Property Taxes:	\$ 3,600	N/A	N/A	N/A	N/A	N/A
Insurance (HO6 Walls In):	+ \$ 444	+ \$ 471	+ \$ 500	+ \$ 579	+ \$ 779	+ \$ 1,046
Property Management:	N/A	+ \$ 4,812	+ \$ 5,105	+ \$ 5,918	+ \$ 7,954	+ \$ 10,689
Maintenance:	+ \$ 360	+ \$ 382	+ \$ 405	+ \$ 470	+ \$ 631	+ \$ 848
Capital Expenditures:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
HOA Fees:	+ \$ 6,480	+ \$ 6,875	+ \$ 7,293	+ \$ 8,455	+ \$ 11,363	+ \$ 15,271
Utilities:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Landscaping:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Accounting & Legal Fees:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Property Taxes Year 3:	N/A	+ \$ 5,766	N/A	N/A	N/A	N/A
Property Taxes Year 4:	N/A	N/A	N/A	N/A	N/A	N/A
Property Taxes Fully Assessed:	N/A	N/A	+ \$ 10,100	+ \$ 10,100	+ \$ 10,100	+ \$ 10,100
Operating Expenses:	= \$ 10,884	= \$ 18,306	= \$ 23,403	= \$ 25,522	= \$ 30,827	= \$ 37,954
Expense Increase:	3%	3%	3%	3%	3%	3%
CASH FLOW						
Operating Income:	\$ 71,820	\$ 76,194	\$ 80,834	\$ 93,709	\$ 125,937	\$ 169,248
Operating Expenses:	- \$ 10,884	- \$ 18,306	- \$ 23,403	- \$ 25,522	- \$ 30,827	- \$ 37,954
Expense Ratio:	15.2%	24%	29%	27.2%	24.5%	22.4%
Net Operating Income:	= \$ 60,936	= \$ 57,888	= \$ 57,431	= \$ 68,187	= \$ 95,110	= \$ 131,294
Loan Payments:	- \$ 46,657	- \$ 46,657	- \$ 46,657	- \$ 46,657	- \$ 46,657	- \$ 46,657
Cash Flow:	= \$ 14,279	= \$ 11,231	= \$ 10,774	= \$ 21,530	= \$ 48,453	= \$ 84,637
Cash Flow Per Unit:	\$ 4,760	\$ 3,744	\$ 3,591	\$ 7,177	\$ 16,151	\$ 28,212
TAX BENEFITS & DEDUCTIONS						
Operating Expenses:	\$ 10,884	\$ 18,306	\$ 23,403	\$ 25,522	\$ 30,827	\$ 37,954

	Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
Loan Interest:	+ \$ 40,703	+ \$ 39,813	+ \$ 38,789	+ \$ 35,508	+ \$ 24,274	+ \$ 1,720
Depreciation:	+ \$ 27,180	+ \$ 27,180	+ \$ 27,180	+ \$ 27,180	+ \$ 27,180	+ \$ 0
Total Deductions:	= \$ 78,768	= \$ 85,299	= \$ 89,372	= \$ 88,211	= \$ 82,282	= \$ 39,674
EQUITY ACCUMULATION						
Property Value:	\$ 849,750	\$ 901,500	\$ 956,401	\$ 1,108,731	\$ 1,490,042	\$ 2,002,492
Appreciation:	3%	3%	3%	3%	3%	3%
Loan Balance:	- \$ 579,046	- \$ 565,818	- \$ 550,611	- \$ 501,884	- \$ 335,016	- \$ 0
LTV Ratio:	68.1%	62.8%	57.6%	45.3%	22.5%	-
Total Equity:	= \$ 270,704	= \$ 335,682	= \$ 405,790	= \$ 606,847	= \$ 1,155,026	= \$ 2,002,492
SALE ANALYSIS						
Equity:	\$ 270,704	\$ 335,682	\$ 405,790	\$ 606,847	\$ 1,155,026	\$ 2,002,492
Selling Costs (5%):	- \$ 42,488	- \$ 45,075	- \$ 47,820	- \$ 55,437	- \$ 74,502	- \$ 100,125
Sale Proceeds:	= \$ 228,216	= \$ 290,607	= \$ 357,970	= \$ 551,410	= \$ 1,080,524	= \$ 1,902,367
Cumulative Cash Flow:	+ \$ 14,279	+ \$ 41,726	+ \$ 63,474	+ \$ 148,974	+ \$ 505,792	+ \$ 1,180,520
Total Cash Invested:	- \$ 237,462	- \$ 237,462	- \$ 237,462	- \$ 237,462	- \$ 237,462	- \$ 237,462
Total Profit:	= \$ 5,033	= \$ 94,871	= \$ 183,982	= \$ 462,922	= \$ 1,348,854	= \$ 2,845,425
INVESTMENT RETURNS						
Cap Rate (Purchase Price):	7.8%	7.4%	7.4%	8.7%	12.2%	16.8%
Cap Rate (Market Value):	7.2%	6.4%	6%	6.2%	6.4%	6.6%
Cash on Cash Return:	6%	4.7%	4.5%	9.1%	20.4%	35.6%
Return on Equity:	5.3%	3.3%	2.7%	3.5%	4.2%	4.2%
Return on Investment:	2.1%	40%	77.5%	194.9%	568%	1,198.3%
Internal Rate of Return:	2.1%	12.5%	13.3%	13.1%	12.5%	12.1%
FINANCIAL RATIOS						
Rent to Value:	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%
Gross Rent Multiplier:	11.24	11.24	11.24	11.24	11.24	11.24
Equity Multiple:	1.02	1.4	1.77	2.95	6.68	12.98
Break Even Ratio:	76.1%	81%	82.3%	73.2%	58.4%	47.5%
Debt Coverage Ratio:	1.31	1.24	1.23	1.46	2.04	2.81
Debt Yield:	10.5%	10.2%	10.4%	13.6%	28.4%	-

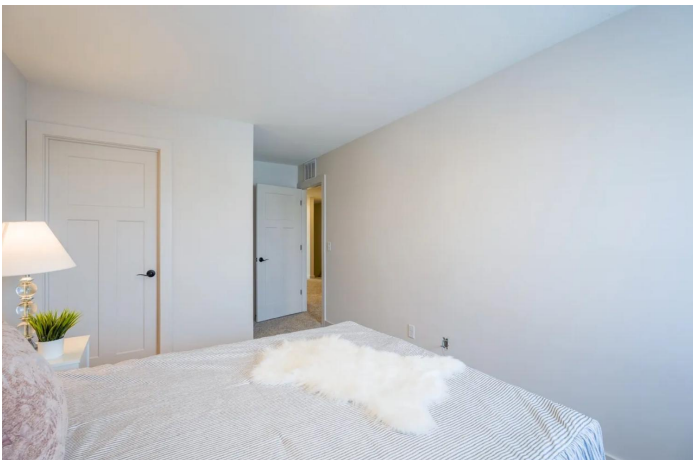
Cash Flow Over Time

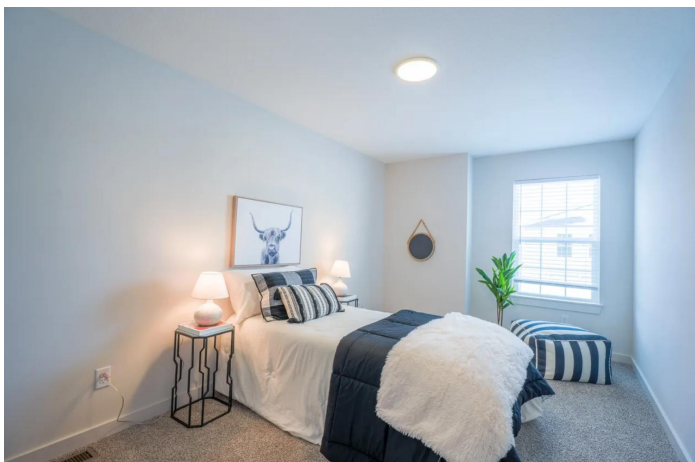


Equity Over Time



Property Photos







Disclaimer

This Report is provided solely for general business information purposes. No advisory, fiduciary or other relationship is created by any acceptance or use of this Report.

The inclusion of this Report with any other materials does not constitute an endorsement by the Report Author of any third party or any third party's products or services. The projected valuation, financial and investment return information, conclusions and other information contained in this Report are based upon tested methodologies for accuracy. However, such information and conclusions are not definitive forecasts, appraisals or opinions of valuations. All such information and conclusions are stated in terms of probability of likelihood based on market factors and information submitted to the Report Author, and such information and conclusions are not guaranteed by the Report Author and should not be construed as a certified appraisal or valuation, or investment advice.

The Report Author uses or has used public and/or confidential data and assumptions provided to the Report Author by third parties, and the Report Author has not independently verified the data and assumptions used in these analyses or data sets. Attributes for properties may be inaccurate because county assessor and property data records do not always include recent additions and/or modifications to property structures. Changes in the underlying data or operating assumptions, or any loss of access to any one or more sources will clearly impact the analyses, information and conclusions set forth in this Report.