

415 E 15th St

Investment Property - Buy & Hold

415 E 15th St, Anderson, IN 46016
House · 2 Beds · 1 Baths · 879 Sq.Ft.

\$ 104,900 Purchase Price · \$ 109,900 ARV
\$ 27,799 Cash Needed · \$ 245/mo Cash Flow · 8.5% Cap Rate · 10.6% COC

Prepared by:



The Homeboys



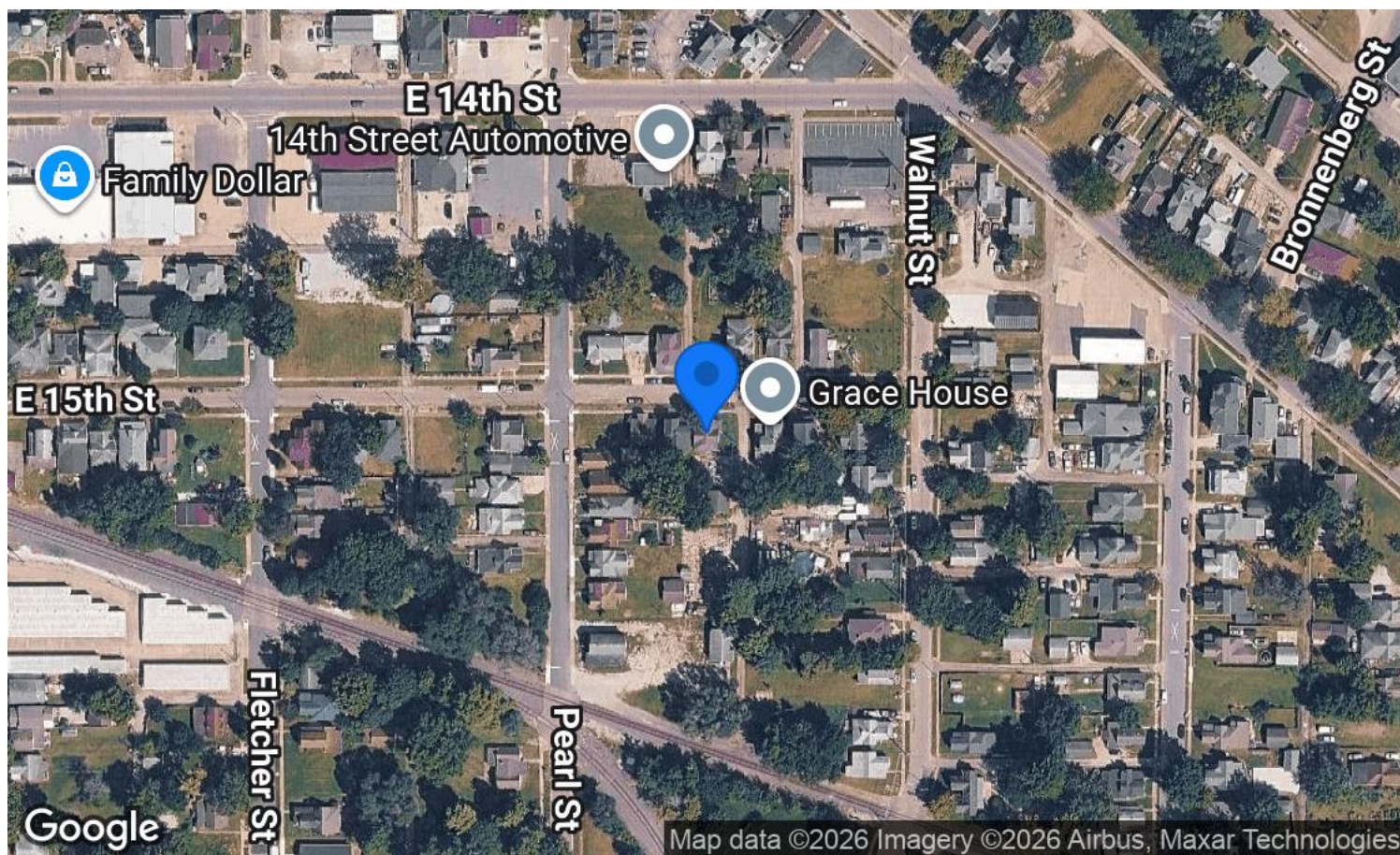
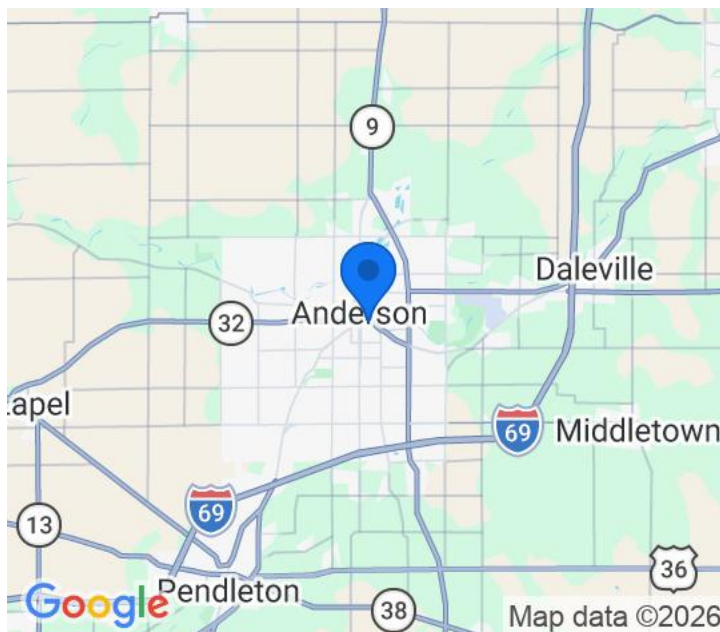
Property Description

ADDRESS

415 E 15th St
Anderson, IN 46016

DESCRIPTION

Property Type:	House
Beds / Baths:	2 BR / 1 BA
Square Footage:	879
Year Built:	1899
Lot Size:	3,049 sq.ft.
Zoning:	Single Family Residential
MLS Number:	22099351



Purchase Analysis & Returns

PURCHASE & REHAB

Purchase Price:		\$ 104,900
Amount Financed:	-	\$ 78,675
Down Payment:	=	\$ 26,225
Purchase Costs:	+	\$ 1,574
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 27,799
After Repair Value:		\$ 109,900
ARV Per Square Foot:		\$ 125
Price Per Square Foot:		\$ 119.3

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	8.5% / 8.1%
Cash on Cash Return:	10.6%
Return on Equity:	8.1%
Return on Investment:	17.2%
Internal Rate of Return:	17.2%
Rent to Value:	1%
Gross Rent Multiplier:	8.75
Equity Multiple:	1.17
Break Even Ratio:	72.5%
Debt Coverage Ratio:	1.49
Debt Yield:	11.3%

PURCHASE COSTS

Total (1.5% of Price):	\$ 1,574
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FINANCING (PURCHASE)

Loan Type:	Amortizing, 30 Year
Interest Rate:	6.5%
Financing Of:	Price (75%)
Loan Amount:	\$ 78,675
LTC / LTV:	75% / 71.6%
Loan Payment:	\$ 497 Per Month
	\$ 5,967 Per Year

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:	\$ 3,400

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:		\$ 999	\$ 11,988
Vacancy (3%):	-	\$ 30	\$ 360
Other Income:	+	\$ 0	\$ 0
Operating Income:	=	\$ 969	\$ 11,628
Operating Expenses (23.4%):	-	\$ 227	\$ 2,722
Net Operating Income:	=	\$ 742	\$ 8,906
Loan Payments:	-	\$ 497	\$ 5,967
Cash Flow:	=	\$ 245	\$ 2,939

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

		Monthly	Yearly
OPERATING EXPENSES			
Property Taxes:		\$ 141	\$ 1,692
Insurance:		\$ 46	\$ 550
Maintenance:		\$ 40	\$ 480
Capital Expenditures:		\$ 0	\$ 0
HOA Fees:		\$ 0	\$ 0
Utilities:		\$ 0	\$ 0
Landscaping:		\$ 0	\$ 0
Accounting & Legal Fees:		\$ 0	\$ 0
Total:		\$ 227	\$ 2,722

Buy & Hold Projections

	APPRECIATION 4% Per Year		INCOME INCREASE 4% Per Year		EXPENSE INCREASES 2% Per Year		SELLING COSTS 6% of Price
	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
RENTAL INCOME							
Gross Rent:	\$ 11,988	\$ 12,468	\$ 12,966	\$ 14,024	\$ 17,063	\$ 25,257	\$ 37,386
Vacancy:	- \$ 360	- \$ 374	- \$ 389	- \$ 421	- \$ 512	- \$ 758	- \$ 1,122
Vacancy Rate:	3%	3%	3%	3%	3%	3%	3%
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Operating Income:	= \$ 11,628	= \$ 12,094	= \$ 12,577	= \$ 13,603	= \$ 16,551	= \$ 24,499	= \$ 36,264
Income Increase:	4%	4%	4%	4%	4%	4%	4%
OPERATING EXPENSES							
Property Taxes:	\$ 1,692	\$ 1,726	\$ 1,760	\$ 1,831	\$ 2,022	\$ 2,465	\$ 3,005
Insurance:	+ \$ 550	+ \$ 561	+ \$ 572	+ \$ 595	+ \$ 657	+ \$ 801	+ \$ 977
Property Management:	N/A	+ \$ 1,209	+ \$ 1,258	+ \$ 1,360	+ \$ 1,655	+ \$ 2,450	+ \$ 3,626
Maintenance:	+ \$ 480	+ \$ 499	+ \$ 519	+ \$ 561	+ \$ 683	+ \$ 1,010	+ \$ 1,495
Capital Expenditures:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
HOA Fees:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Utilities:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Landscaping:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Accounting & Legal Fees:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Operating Expenses:	= \$ 2,722	= \$ 3,995	= \$ 4,109	= \$ 4,347	= \$ 5,017	= \$ 6,726	= \$ 9,103
Expense Increase:	2%	2%	2%	2%	2%	2%	2%
CASH FLOW							
Operating Income:	\$ 11,628	\$ 12,094	\$ 12,577	\$ 13,603	\$ 16,551	\$ 24,499	\$ 36,264
Operating Expenses:	- \$ 2,722	- \$ 3,995	- \$ 4,109	- \$ 4,347	- \$ 5,017	- \$ 6,726	- \$ 9,103
Expense Ratio:	23.4%	33%	32.7%	32%	30.3%	27.5%	25.1%
Net Operating Income:	= \$ 8,906	= \$ 8,099	= \$ 8,468	= \$ 9,256	= \$ 11,534	= \$ 17,773	= \$ 27,161
Loan Payments:	- \$ 5,967	- \$ 5,967	- \$ 5,967	- \$ 5,967	- \$ 5,967	- \$ 5,967	- \$ 5,967
Cash Flow:	= \$ 2,939	= \$ 2,132	= \$ 2,501	= \$ 3,289	= \$ 5,567	= \$ 11,806	= \$ 21,194
TAX BENEFITS & DEDUCTIONS							
Operating Expenses:	\$ 2,722	\$ 3,995	\$ 4,109	\$ 4,347	\$ 5,017	\$ 6,726	\$ 9,103
Loan Interest:	+ \$ 5,088	+ \$ 5,029	+ \$ 4,966	+ \$ 4,828	+ \$ 4,391	+ \$ 2,954	+ \$ 205
Depreciation:	+ \$ 3,748	+ \$ 3,748	+ \$ 3,748	+ \$ 3,748	+ \$ 3,748	+ \$ 3,748	+ \$ 0
Total Deductions:	= \$ 11,558	= \$ 12,772	= \$ 12,823	= \$ 12,923	= \$ 13,157	= \$ 13,428	= \$ 9,308

EQUITY ACCUMULATION

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Property Value:	\$ 114,296	\$ 118,868	\$ 123,623	\$ 133,710	\$ 162,679	\$ 240,804	\$ 356,449
Appreciation:	4%	4%	4%	4%	4%	4%	4%
Loan Balance:	- \$ 77,796	- \$ 76,857	- \$ 75,856	- \$ 73,648	- \$ 66,698	- \$ 43,795	- \$ 0
LTV Ratio:	68.1%	64.7%	61.4%	55.1%	41%	18.2%	-
Total Equity:	= \$ 36,500	= \$ 42,011	= \$ 47,767	= \$ 60,062	= \$ 95,981	= \$ 197,009	= \$ 356,449

SALE ANALYSIS

Equity:	\$ 36,500	\$ 42,011	\$ 47,767	\$ 60,062	\$ 95,981	\$ 197,009	\$ 356,449
Selling Costs (6%):	- \$ 6,858	- \$ 7,132	- \$ 7,417	- \$ 8,023	- \$ 9,761	- \$ 14,448	- \$ 21,387
Sale Proceeds:	= \$ 29,643	= \$ 34,879	= \$ 40,349	= \$ 52,039	= \$ 86,221	= \$ 182,561	= \$ 335,062
Cumulative Cash Flow:	+ \$ 2,939	+ \$ 5,071	+ \$ 7,572	+ \$ 13,747	+ \$ 36,838	+ \$ 124,709	+ \$ 291,260
Total Cash Invested:	- \$ 27,799	- \$ 27,799	- \$ 27,799	- \$ 27,799	- \$ 27,799	- \$ 27,799	- \$ 27,799
Total Profit:	= \$ 4,783	= \$ 12,151	= \$ 20,122	= \$ 37,987	= \$ 95,260	= \$ 279,471	= \$ 598,523

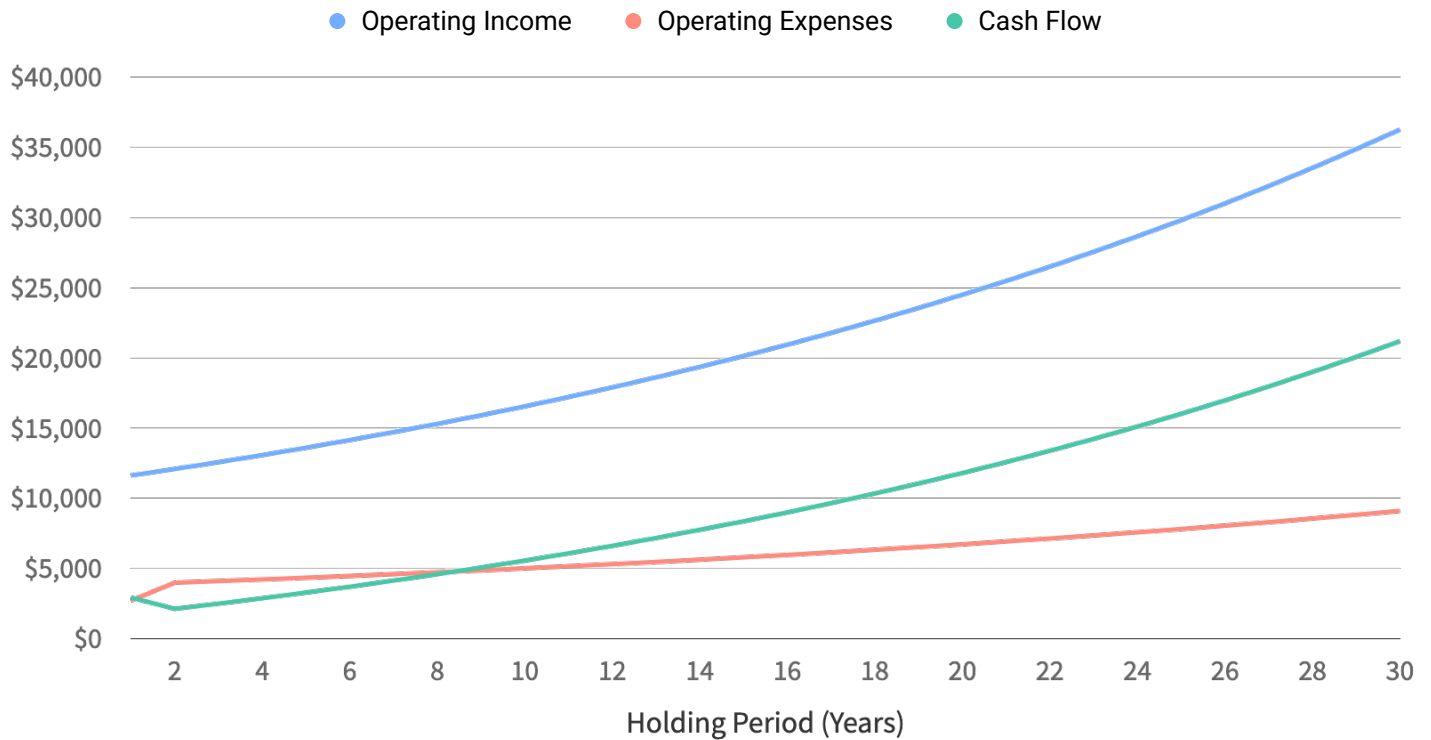
INVESTMENT RETURNS

Cap Rate (Purchase Price):	8.5%	7.7%	8.1%	8.8%	11%	16.9%	25.9%
Cap Rate (Market Value):	7.8%	6.8%	6.8%	6.9%	7.1%	7.4%	7.6%
Cash on Cash Return:	10.6%	7.7%	9%	11.8%	20%	42.5%	76.2%
Return on Equity:	8.1%	5.1%	5.2%	5.5%	5.8%	6%	5.9%
Return on Investment:	17.2%	43.7%	72.4%	136.6%	342.7%	1,005.3%	2,153%
Internal Rate of Return:	17.2%	20.8%	21.4%	21.2%	19.7%	18.1%	17.4%

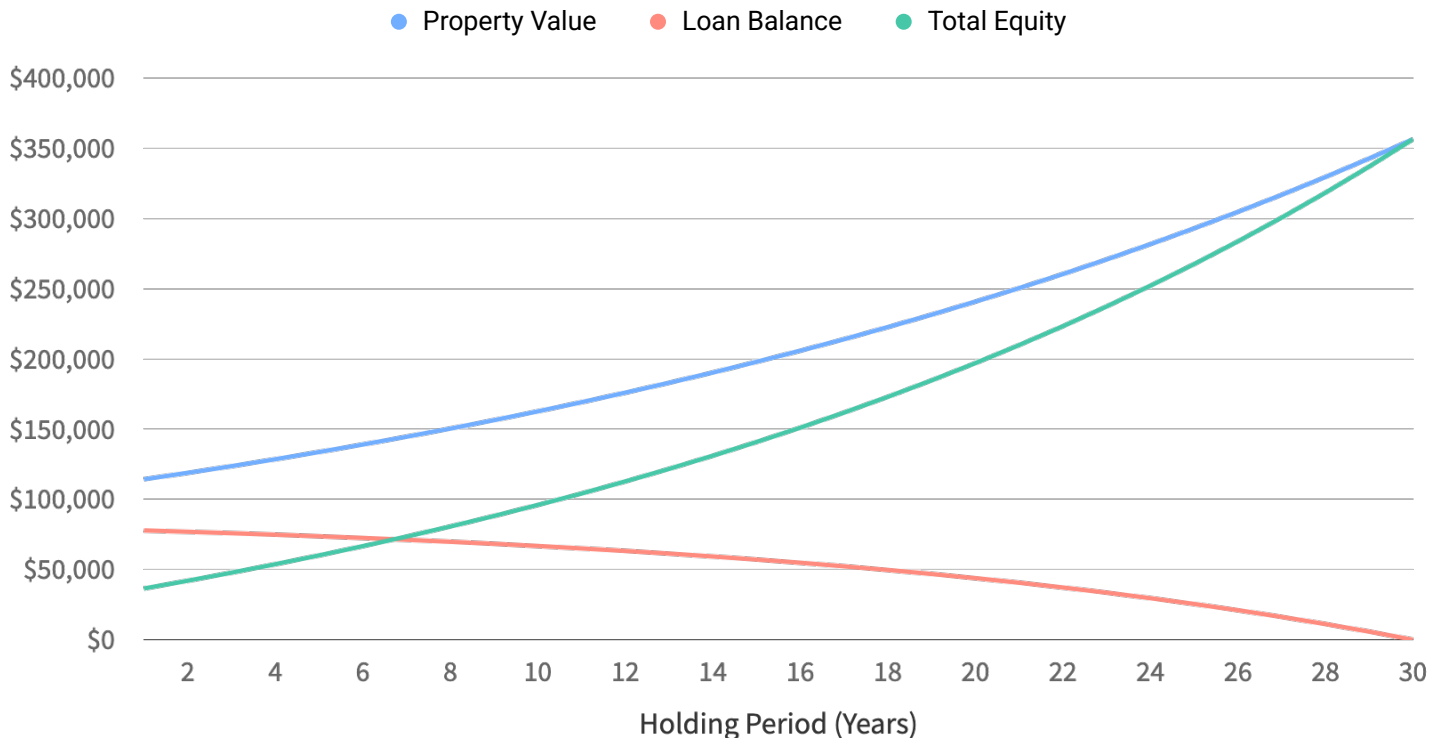
FINANCIAL RATIOS

Rent to Value:	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%
Gross Rent Multiplier:	9.53	9.53	9.53	9.53	9.53	9.53	9.53
Equity Multiple:	1.17	1.44	1.72	2.37	4.43	11.05	22.53
Break Even Ratio:	72.5%	79.9%	77.7%	73.5%	64.4%	50.3%	40.3%
Debt Coverage Ratio:	1.49	1.36	1.42	1.55	1.93	2.98	4.55
Debt Yield:	11.4%	10.5%	11.2%	12.6%	17.3%	40.6%	-

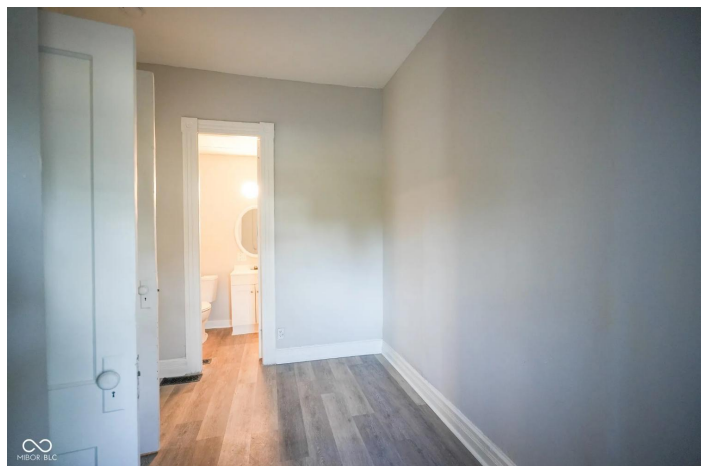
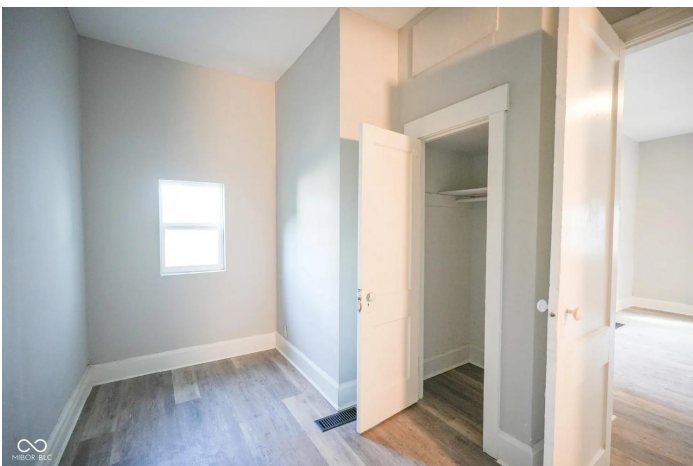
Cash Flow Over Time

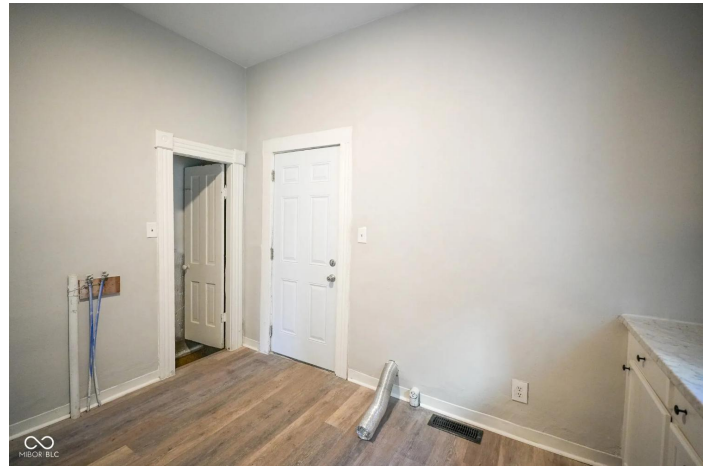


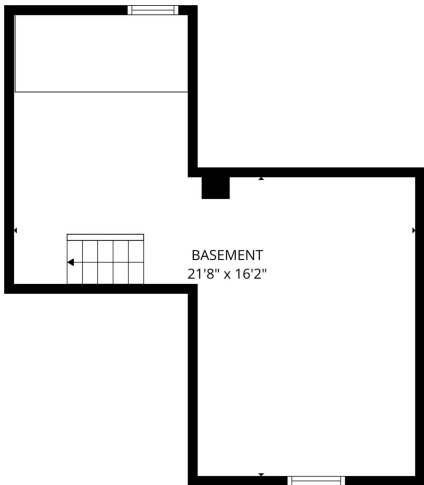
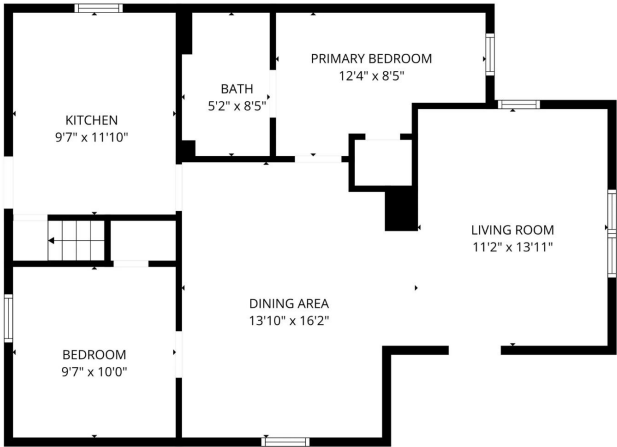
Equity Over Time



Property Photos







Additional Information

Great start home or potential rental near downtown Anderson. 2 bedroom, 1 bath with spacious living room and dining area. New LVP flooring throughout main areas. Updated kitchen and bathroom. Extra storage space in the unfinished basement. Come see today!

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