

# 10712 Downing St

## Investment Property - Buy & Hold

10712 Downing St, Carmel, IN 46033  
House · 3 Beds · 3 Baths · 3,112 Sq.Ft.

**\$ 395,000 Purchase Price · \$ 424,000 ARV**  
**\$ 104,675 Cash Needed · \$ 715/mo Cash Flow · 7.9% Cap Rate · 8.2% COC**

Prepared by:



The Homeboys



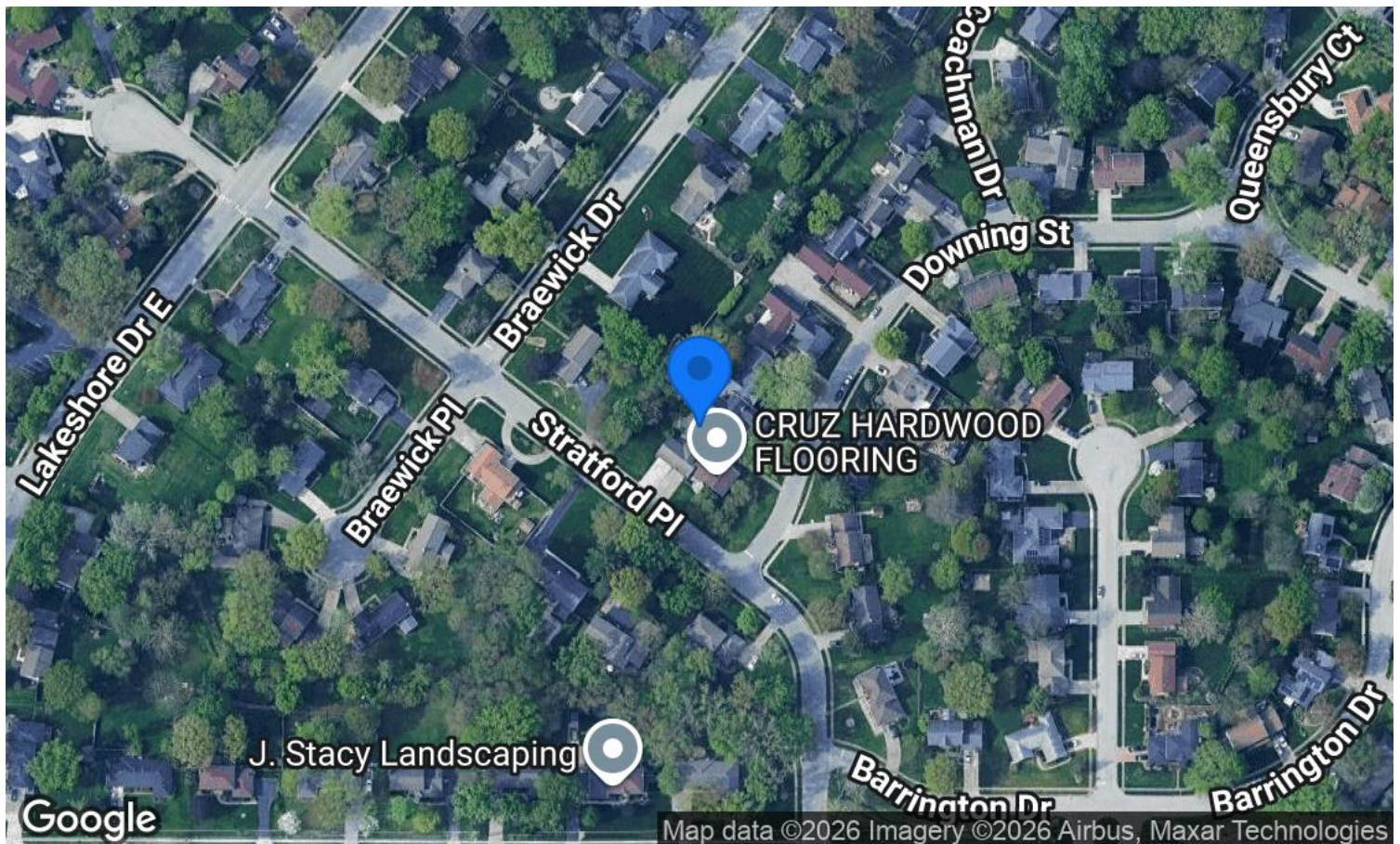
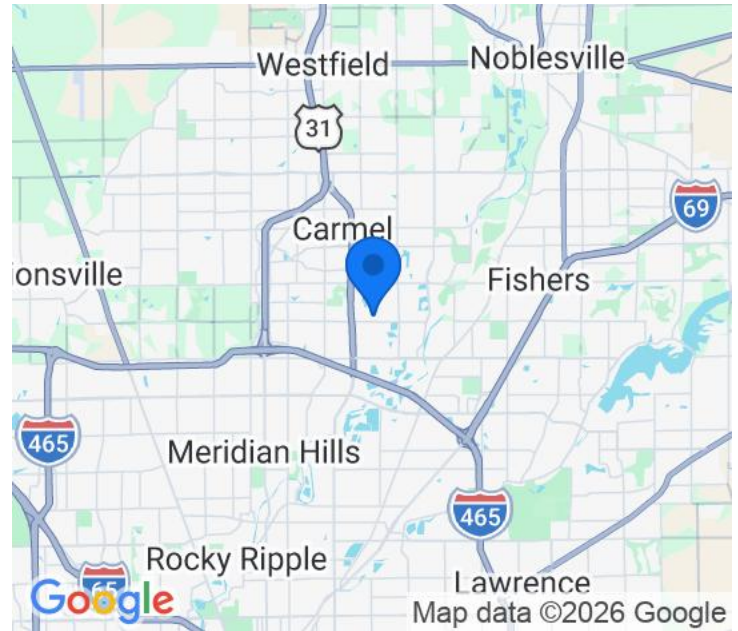
## Property Description

### ADDRESS

10712 Downing St  
Carmel, IN 46033

### DESCRIPTION

|                 |                           |
|-----------------|---------------------------|
| Property Type:  | House                     |
| Beds / Baths:   | 3 BR / 3 BA               |
| Square Footage: | 3,112                     |
| Year Built:     | 1976                      |
| Parking:        | Garage                    |
| Lot Size:       | 11,326 sq.ft.             |
| Zoning:         | Single Family Residential |
| MLS Number:     | 22077724                  |



## Purchase Analysis & Returns

### PURCHASE & REHAB

|                           |          |                   |
|---------------------------|----------|-------------------|
| Purchase Price:           |          | \$ 395,000        |
| Amount Financed:          | -        | \$ 296,250        |
| <b>Down Payment:</b>      | <b>=</b> | <b>\$ 98,750</b>  |
| Purchase Costs:           | +        | \$ 5,925          |
| Rehab Costs:              | +        | \$ 0              |
| <b>Total Cash Needed:</b> | <b>=</b> | <b>\$ 104,675</b> |
| After Repair Value:       |          | \$ 424,000        |
| ARV Per Square Foot:      |          | \$ 136.2          |
| Price Per Square Foot:    |          | \$ 126.9          |

### RETURNS & RATIOS (Year 1)

|                             |             |
|-----------------------------|-------------|
| Cap Rate (Purchase/Market): | 7.9% / 7.3% |
| Cash on Cash Return:        | 8.2%        |
| Return on Equity:           | 5.8%        |
| Return on Investment:       | 24.3%       |
| Internal Rate of Return:    | 24.3%       |
| Rent to Value:              | 0.8%        |
| Gross Rent Multiplier:      | 10.29       |
| Equity Multiple:            | 1.24        |
| Break Even Ratio:           | 74.7%       |
| Debt Coverage Ratio:        | 1.38        |
| Debt Yield:                 | 10.5%       |

### PURCHASE COSTS

|                               |                 |
|-------------------------------|-----------------|
| <b>Total (1.5% of Price):</b> | <b>\$ 5,925</b> |
|-------------------------------|-----------------|

### FINANCING (PURCHASE)

|                |                     |
|----------------|---------------------|
| Loan Type:     | Amortizing, 30 Year |
| Interest Rate: | 6.5%                |
| Financing Of:  | Price (75%)         |
| Loan Amount:   | \$ 296,250          |
| LTC / LTV:     | 75% / 69.9%         |
| Loan Payment:  | \$ 1,873 Per Month  |
|                | \$ 22,470 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:          | \$ 108,800        |

### REHAB COSTS

|                        |             |
|------------------------|-------------|
| Rehab Costs:           | \$ 0        |
| Cost Overrun (10%):    | \$ 0        |
| <b>Total:</b>          | <b>\$ 0</b> |
| Total Per Square Foot: | \$ 0        |

## Cash Flow (Year 1)

|                              |          | Monthly         | Yearly           |
|------------------------------|----------|-----------------|------------------|
| <b>CASH FLOW</b>             |          |                 |                  |
| Gross Rent:                  |          | \$ 3,200        | \$ 38,400        |
| Vacancy (3%):                | -        | \$ 96           | \$ 1,152         |
| Other Income:                | +        | \$ 0            | \$ 0             |
| <b>Operating Income:</b>     | <b>=</b> | <b>\$ 3,104</b> | <b>\$ 37,248</b> |
| Operating Expenses (16.7%):  | -        | \$ 517          | \$ 6,202         |
| <b>Net Operating Income:</b> | <b>=</b> | <b>\$ 2,587</b> | <b>\$ 31,046</b> |
| Loan Payments:               | -        | \$ 1,873        | \$ 22,470        |
| <b>Cash Flow:</b>            | <b>=</b> | <b>\$ 714</b>   | <b>\$ 8,576</b>  |

|                     |  | Monthly     | Yearly      |
|---------------------|--|-------------|-------------|
| <b>OTHER INCOME</b> |  |             |             |
| <b>Total:</b>       |  | <b>\$ 0</b> | <b>\$ 0</b> |

|                           |  | Monthly       | Yearly          |
|---------------------------|--|---------------|-----------------|
| <b>OPERATING EXPENSES</b> |  |               |                 |
| Property Taxes:           |  | \$ 226        | \$ 2,712        |
| Insurance:                |  | \$ 121        | \$ 1,450        |
| Maintenance:              |  | \$ 128        | \$ 1,536        |
| Capital Expenditures:     |  | \$ 0          | \$ 0            |
| HOA Fees:                 |  | \$ 42         | \$ 504          |
| Utilities:                |  | \$ 0          | \$ 0            |
| Landscaping:              |  | \$ 0          | \$ 0            |
| Accounting & Legal Fees:  |  | \$ 0          | \$ 0            |
| <b>Total:</b>             |  | <b>\$ 517</b> | <b>\$ 6,202</b> |

## Buy & Hold Projections

|                                      | APPRECIATION<br>4% Per Year | INCOME INCREASE<br>4% Per Year | EXPENSE INCREASES<br>2% Per Year | SELLING COSTS<br>6% of Price |                    |                     |
|--------------------------------------|-----------------------------|--------------------------------|----------------------------------|------------------------------|--------------------|---------------------|
|                                      | Year 1                      | Year 3                         | Year 5                           | Year 10                      | Year 20            | Year 30             |
| <b>RENTAL INCOME</b>                 |                             |                                |                                  |                              |                    |                     |
| Gross Rent:                          | \$ 38,400                   | \$ 41,533                      | \$ 44,923                        | \$ 54,655                    | \$ 80,903          | \$ 119,756          |
| Vacancy:                             | - \$ 1,152                  | - \$ 1,246                     | - \$ 1,348                       | - \$ 1,640                   | - \$ 2,427         | - \$ 3,593          |
| Vacancy Rate:                        | 3%                          | 3%                             | 3%                               | 3%                           | 3%                 | 3%                  |
| Other Income:                        | + \$ 0                      | + \$ 0                         | + \$ 0                           | + \$ 0                       | + \$ 0             | + \$ 0              |
| <b>Operating Income:</b>             | <b>= \$ 37,248</b>          | <b>= \$ 40,287</b>             | <b>= \$ 43,575</b>               | <b>= \$ 53,015</b>           | <b>= \$ 78,476</b> | <b>= \$ 116,163</b> |
| Income Increase:                     | 4%                          | 4%                             | 4%                               | 4%                           | 4%                 | 4%                  |
| <b>OPERATING EXPENSES</b>            |                             |                                |                                  |                              |                    |                     |
| Property Taxes:                      | \$ 2,712                    | \$ 2,822                       | \$ 2,936                         | \$ 3,241                     | \$ 3,951           | \$ 4,816            |
| Insurance:                           | + \$ 1,450                  | + \$ 1,509                     | + \$ 1,570                       | + \$ 1,733                   | + \$ 2,112         | + \$ 2,575          |
| Property Management:                 | N/A                         | + \$ 4,029                     | + \$ 4,357                       | + \$ 5,302                   | + \$ 7,848         | + \$ 11,616         |
| Maintenance:                         | + \$ 1,536                  | + \$ 1,661                     | + \$ 1,797                       | + \$ 2,186                   | + \$ 3,236         | + \$ 4,790          |
| Capital Expenditures:                | + \$ 0                      | + \$ 0                         | + \$ 0                           | + \$ 0                       | + \$ 0             | + \$ 0              |
| HOA Fees:                            | + \$ 504                    | + \$ 524                       | + \$ 546                         | + \$ 602                     | + \$ 734           | + \$ 895            |
| Utilities:                           | + \$ 0                      | + \$ 0                         | + \$ 0                           | + \$ 0                       | + \$ 0             | + \$ 0              |
| Landscaping:                         | + \$ 0                      | + \$ 0                         | + \$ 0                           | + \$ 0                       | + \$ 0             | + \$ 0              |
| Accounting & Legal Fees:             | + \$ 0                      | + \$ 0                         | + \$ 0                           | + \$ 0                       | + \$ 0             | + \$ 0              |
| <b>Operating Expenses:</b>           | <b>= \$ 6,202</b>           | <b>= \$ 10,545</b>             | <b>= \$ 11,206</b>               | <b>= \$ 13,064</b>           | <b>= \$ 17,881</b> | <b>= \$ 24,692</b>  |
| Expense Increase:                    | 2%                          | 2%                             | 2%                               | 2%                           | 2%                 | 2%                  |
| <b>CASH FLOW</b>                     |                             |                                |                                  |                              |                    |                     |
| Operating Income:                    | \$ 37,248                   | \$ 40,287                      | \$ 43,575                        | \$ 53,015                    | \$ 78,476          | \$ 116,163          |
| Operating Expenses:                  | - \$ 6,202                  | - \$ 10,545                    | - \$ 11,206                      | - \$ 13,064                  | - \$ 17,881        | - \$ 24,692         |
| Expense Ratio:                       | 16.7%                       | 26.2%                          | 25.7%                            | 24.6%                        | 22.8%              | 21.3%               |
| <b>Net Operating Income:</b>         | <b>= \$ 31,046</b>          | <b>= \$ 29,742</b>             | <b>= \$ 32,369</b>               | <b>= \$ 39,951</b>           | <b>= \$ 60,595</b> | <b>= \$ 91,471</b>  |
| Loan Payments:                       | - \$ 22,470                 | - \$ 22,470                    | - \$ 22,470                      | - \$ 22,470                  | - \$ 22,470        | - \$ 22,470         |
| <b>Cash Flow:</b>                    | <b>= \$ 8,576</b>           | <b>= \$ 7,272</b>              | <b>= \$ 9,899</b>                | <b>= \$ 17,481</b>           | <b>= \$ 38,125</b> | <b>= \$ 69,001</b>  |
| <b>TAX BENEFITS &amp; DEDUCTIONS</b> |                             |                                |                                  |                              |                    |                     |
| Operating Expenses:                  | \$ 6,202                    | \$ 10,545                      | \$ 11,206                        | \$ 13,064                    | \$ 17,881          | \$ 24,692           |
| Loan Interest:                       | + \$ 19,159                 | + \$ 18,700                    | + \$ 18,179                      | + \$ 16,536                  | + \$ 11,123        | + \$ 772            |
| Depreciation:                        | + \$ 10,623                 | + \$ 10,623                    | + \$ 10,623                      | + \$ 10,623                  | + \$ 10,623        | + \$ 0              |
| <b>Total Deductions:</b>             | <b>= \$ 35,983</b>          | <b>= \$ 39,868</b>             | <b>= \$ 40,007</b>               | <b>= \$ 40,222</b>           | <b>= \$ 39,626</b> | <b>= \$ 25,464</b>  |
| <b>EQUITY ACCUMULATION</b>           |                             |                                |                                  |                              |                    |                     |

|                      | Year 1              | Year 3              | Year 5              | Year 10             | Year 20             | Year 30               |
|----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|
| Property Value:      | \$ 440,960          | \$ 476,942          | \$ 515,861          | \$ 627,624          | \$ 929,036          | \$ 1,375,201          |
| Appreciation:        | 4%                  | 4%                  | 4%                  | 4%                  | 4%                  | 4%                    |
| Loan Balance:        | - \$ 292,939        | - \$ 285,636        | - \$ 277,323        | - \$ 251,149        | - \$ 164,908        | - \$ 0                |
| LTV Ratio:           | 66.4%               | 59.9%               | 53.8%               | 40%                 | 17.8%               | -                     |
| <b>Total Equity:</b> | <b>= \$ 148,021</b> | <b>= \$ 191,306</b> | <b>= \$ 238,538</b> | <b>= \$ 376,475</b> | <b>= \$ 764,128</b> | <b>= \$ 1,375,201</b> |

**SALE ANALYSIS**

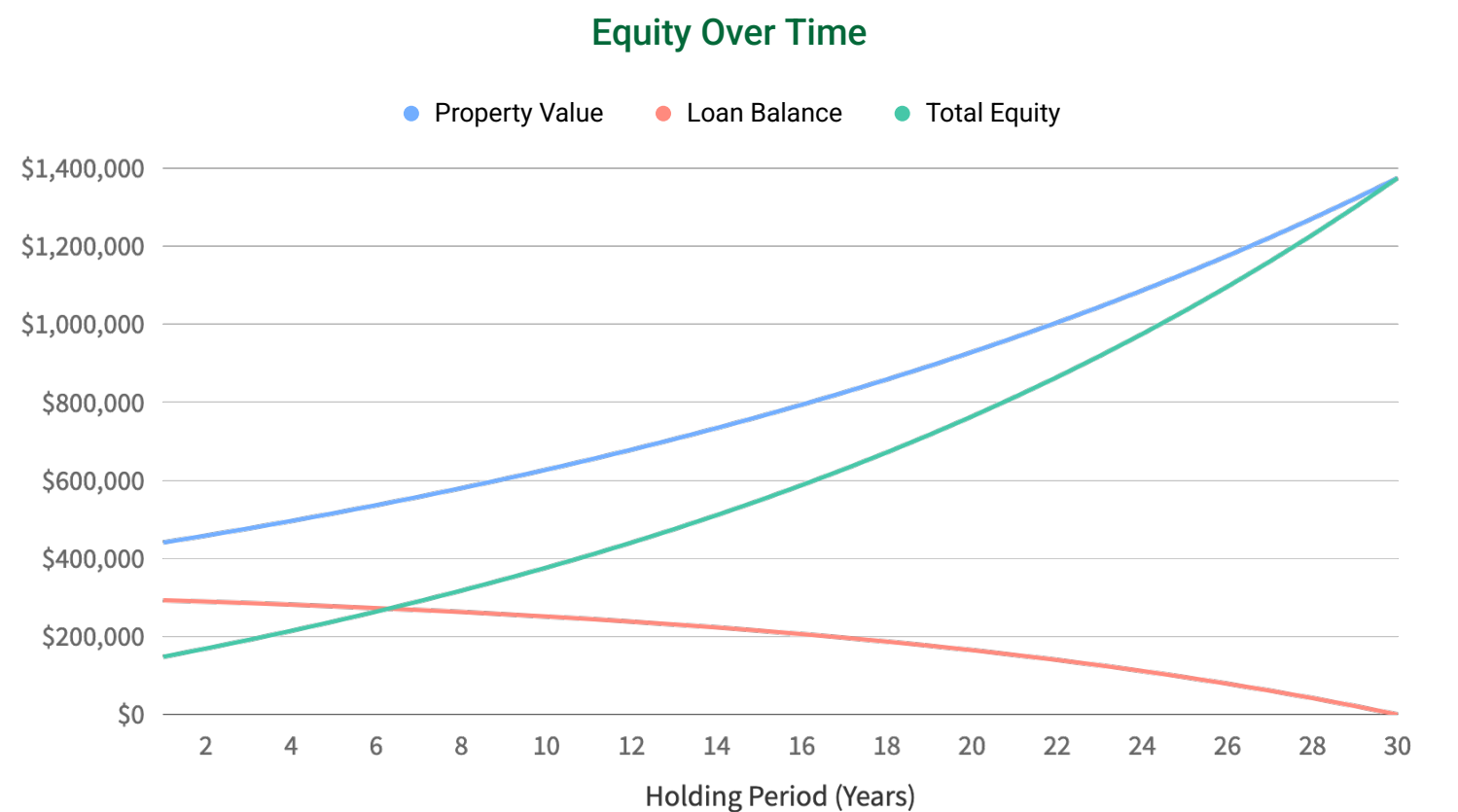
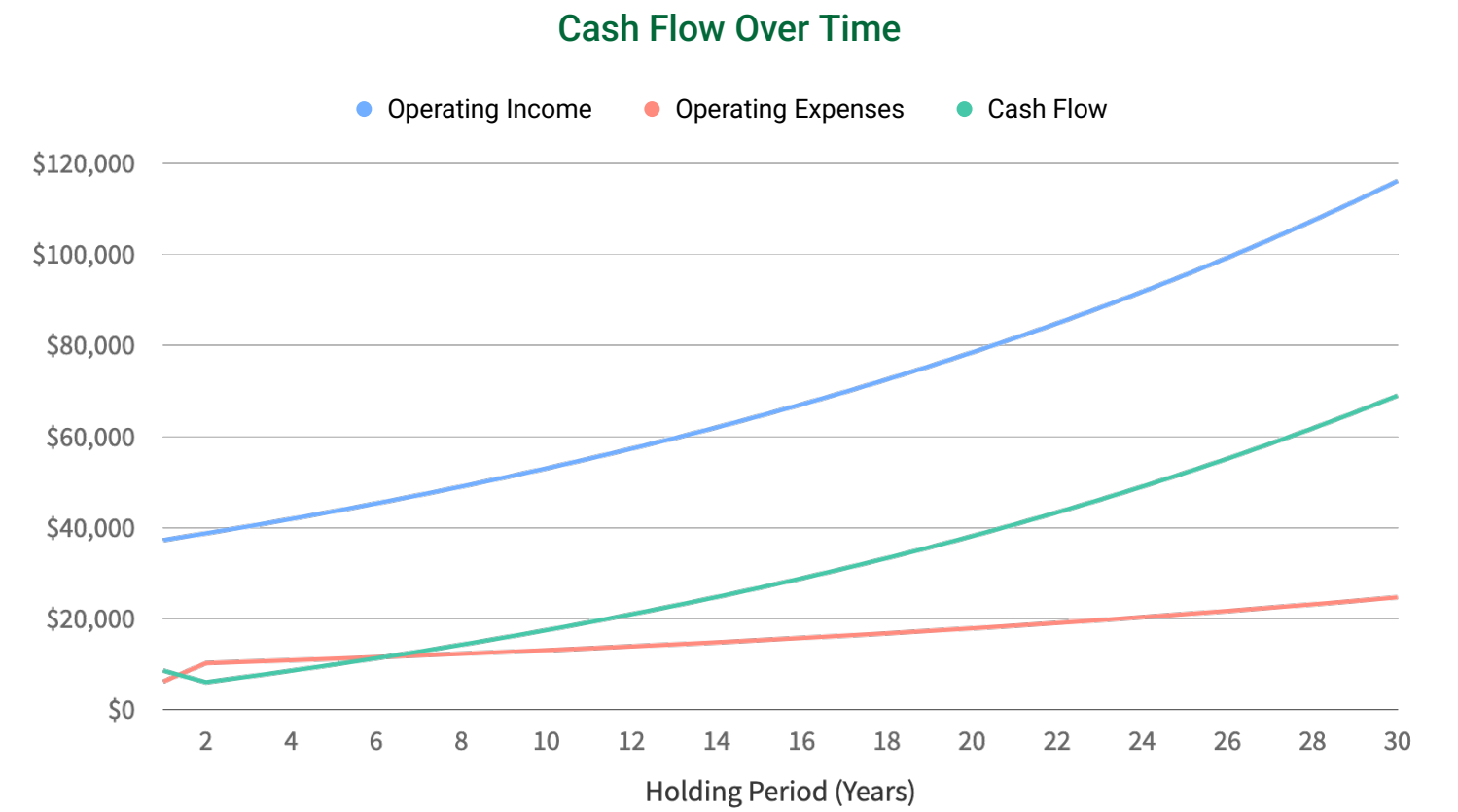
|                       |                     |                     |                     |                     |                     |                       |
|-----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|
| Equity:               | \$ 148,021          | \$ 191,306          | \$ 238,538          | \$ 376,475          | \$ 764,128          | \$ 1,375,201          |
| Selling Costs (6%):   | - \$ 26,458         | - \$ 28,617         | - \$ 30,952         | - \$ 37,657         | - \$ 55,742         | - \$ 82,512           |
| <b>Sale Proceeds:</b> | <b>= \$ 121,564</b> | <b>= \$ 162,689</b> | <b>= \$ 207,587</b> | <b>= \$ 338,817</b> | <b>= \$ 708,385</b> | <b>= \$ 1,292,689</b> |
| Cumulative Cash Flow: | + \$ 8,576          | + \$ 21,886         | + \$ 40,344         | + \$ 111,969        | + \$ 393,462        | + \$ 934,324          |
| Total Cash Invested:  | - \$ 104,675        | - \$ 104,675        | - \$ 104,675        | - \$ 104,675        | - \$ 104,675        | - \$ 104,675          |
| <b>Total Profit:</b>  | <b>= \$ 25,465</b>  | <b>= \$ 79,900</b>  | <b>= \$ 143,256</b> | <b>= \$ 346,111</b> | <b>= \$ 997,172</b> | <b>= \$ 2,122,338</b> |

**INVESTMENT RETURNS**

|                            |       |       |        |        |        |          |
|----------------------------|-------|-------|--------|--------|--------|----------|
| Cap Rate (Purchase Price): | 7.9%  | 7.5%  | 8.2%   | 10.1%  | 15.3%  | 23.2%    |
| Cap Rate (Market Value):   | 7%    | 6.2%  | 6.3%   | 6.4%   | 6.5%   | 6.7%     |
| Cash on Cash Return:       | 8.2%  | 6.9%  | 9.5%   | 16.7%  | 36.4%  | 65.9%    |
| Return on Equity:          | 5.8%  | 3.8%  | 4.1%   | 4.6%   | 5%     | 5%       |
| Return on Investment:      | 24.3% | 76.3% | 136.9% | 330.7% | 952.6% | 2,027.5% |
| Internal Rate of Return:   | 24.3% | 22%   | 20.6%  | 18.5%  | 16.7%  | 15.9%    |

**FINANCIAL RATIOS**

|                        |       |       |       |       |       |       |
|------------------------|-------|-------|-------|-------|-------|-------|
| Rent to Value:         | 0.7%  | 0.7%  | 0.7%  | 0.7%  | 0.7%  | 0.7%  |
| Gross Rent Multiplier: | 11.48 | 11.48 | 11.48 | 11.48 | 11.48 | 11.48 |
| Equity Multiple:       | 1.24  | 1.76  | 2.37  | 4.31  | 10.53 | 21.28 |
| Break Even Ratio:      | 74.7% | 79.5% | 75%   | 65%   | 49.9% | 39.4% |
| Debt Coverage Ratio:   | 1.38  | 1.32  | 1.44  | 1.78  | 2.7   | 4.07  |
| Debt Yield:            | 10.6% | 10.4% | 11.7% | 15.9% | 36.7% | -     |



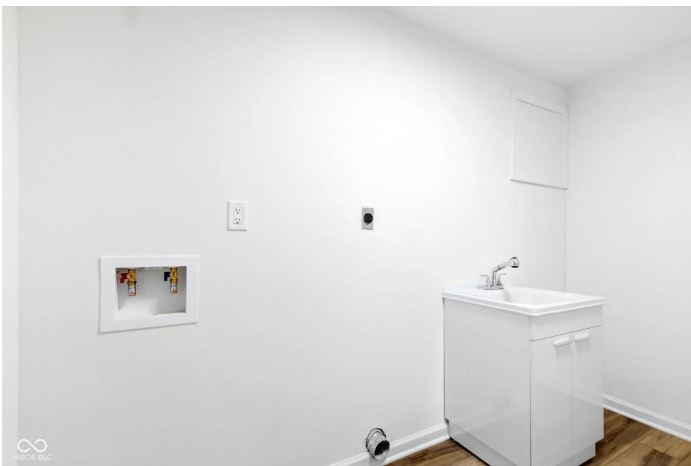
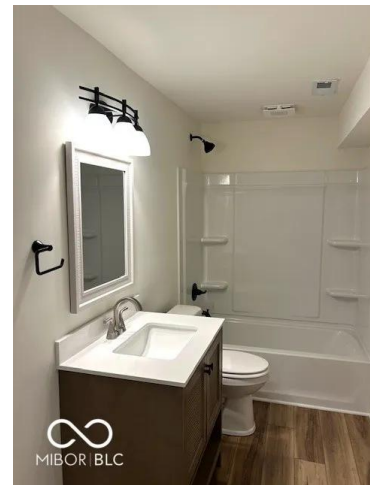
## Property Photos

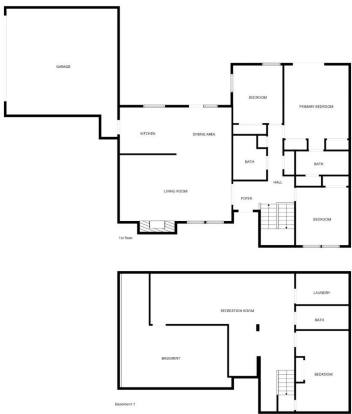
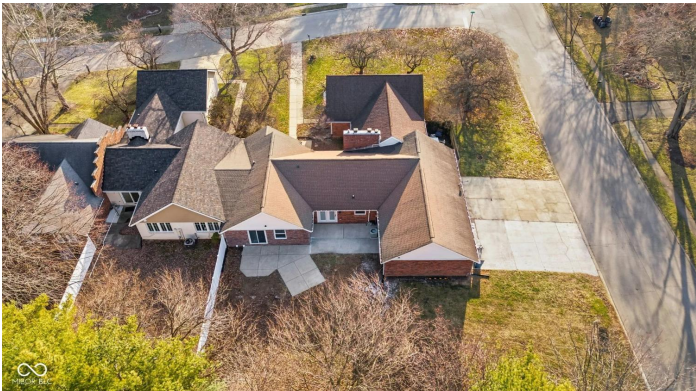




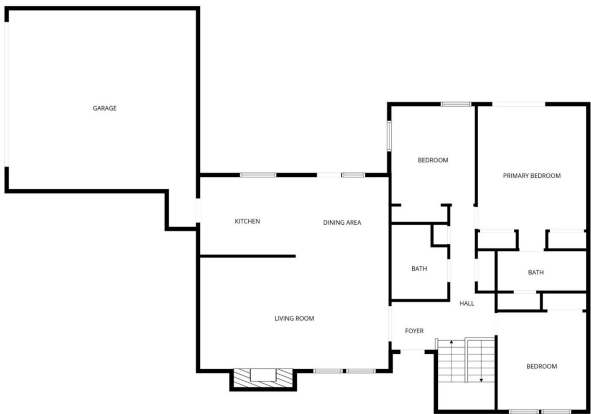




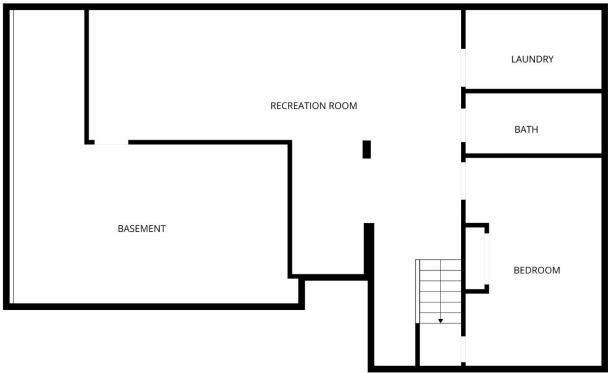




SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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## Additional Information

You really need to put eyes on this interior and design ... this updated attached home is perfect for a young single or couple, a family or grandparents who want to have room for their grandchildren to visit! With three bedrooms and two full baths up, and a lower level with a huge additional family room and full bath, the lower level also has an extra room with a double closet ... endless possibilities there. It is more spacious than many of the surrounding homes, and is underpriced. It includes membership to The Woodlands (at a very reasonable rate/yr!) which provides a swimming pool, clubhouse and tennis/pickleball courts. There's a private entrance on Downing, and the garage entrance is on Stratford, encapsulating a nice-sized back yard. Close to everything Carmel has to offer, it includes brand new appliances, new siding and gutters, exterior paint, new windows and exterior doors/lighting and interior lighting, plus luxury high end finishes in all three full baths and the kitchen which has a large sink with removable cutting board and strainer! Come check out this beautiful home!

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