



DEAL # 0641

BUYER PROFILE

- Brothers
- Monthly Household Income (Qualified): \$7,496.66
- Monthly Home Payment Buyer is Approved for: **\$1795.11, PITI**
- Buyer is putting down **\$18,000**.

SOURCE OF INCOME

- Brother 1 has been stably employed as a drywall installer over 8 yrs.
- Brother 2 is a cook for 8 months, packaging for 3 years and a part time job for an extra \$780/mo
- Brother 1's significant other makes \$1,950/mo

Transaction Status

Matched and Closed.

OwnEZ, Inc. is a real estate matchmaker making home buying, investing and selling "E-Z" by bringing together qualified home buyers and investors. OwnEZ, Inc. and its shareholders, directors, officers, employees, agents and affiliated third parties cannot and do not guarantee any specific financial returns, actions, results or outcomes, directly or indirectly, arising out of any real estate opportunity or transaction
NMLS #1599472.

TRANSACTION HIGHLIGHTS

EST. PROPERTY ACQUISITION \$ 130,000

EST. REQUIRED AT CLOSING \$ 1,300

PROPERTY RESALE PRICE \$ 156,000
(TO HOME BUYER)

BUYER DOWN PAYMENT \$ 18,000

CONTRACT/NOTE

CONTRACT BALANCE PAYABLE \$145,020.00

EST. MONTHLY PAYMENT (PI) \$ 1,589.72

EST. NET MONTHLY CASH FLOW \$ 1,559.72

CONTRACT TERM 12 years

EQUITY/IRR

EARNED EQUITY 17.5%
(APPRECIATION AT CLOSING)

ESTIMATED ANNUAL IRR 12.08%

DEAL # 0641

PROPERTY ADDRESS: 702 PIONEER WOODS DR., INDIANAPOLIS, IN 46224
 SQRFT: 2,812 PRICE PER SQR FT: \$ 46.23

Purchase (Initial Investment) Information

Purchase Price Paid by Investor	\$	130,000.00
Purchase Closing Costs	\$	1,300.00
OwnEZ Investor Fee	\$	1,500.00
Total All-In Investment (Upon Purchase)	\$	132,800.00

Sale to OwnEZ™ Home Buyer

Sale to Buyer Price (including Markup)	20%	\$ 156,000.00
Est. Closing Costs at Purchase (added to Contract)		\$ 1,560.00
Down Payment Provided by Buyer		\$ 18,000.00
OwnEZ Buyer Fees (added to Contract)	3.50%	\$ 5,460.00
Net cash returned to investor at closing		\$ 10,980.00
Loan Servicing Account Setup (One Time)		\$ 60.00
Remaining Outstanding Investment at closing		\$ 121,760.00
Outstanding loan to Buyer (Contract Balance) After Closing		\$ 155,020
Interest Rate		8.25%
Contract Term (Years)		12
Number of Payments		144
Monthly Cash Flow (Principal and Interest)		\$ 1,589.72
Monthly Loan Servicing Fees		\$ 30.00
Net Monthly Cash Flow		\$ 1,559.72

DEAL # 0641

PROPERTY ADDRESS: 702 PIONEER WOODS DR., INDIANAPOLIS, IN 4622.
SQRFT: 2,812 PRICE PER SQR FT: \$ 46.23

Additional Information

Earned Equity at Closing	\$	23,200.00
Earned Equity % (Appreciation)		17.5%
Est. Annual Tax (Paid by Buyer via loan servicing escrow)	\$	1,777.00
Est. Annual Insurance (Paid by Buyer via loan servicing escrow)	\$	800.00
Monthly cash flow, incl. Tax and Insurance (PITI)	\$	1,804.47

Loan Payoff Schedule

Total Purchase Investment	132,800.00												
Remaining Investment at Closing	121,760.00												
Sale to Buyer Price	156,000.00												
Down payment from buyer	18,000.00												
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
Interest		11,689	11,056	10,369	9,622	8,812	7,933	6,978	5,941	4,815	3,593	2,266	826
Return of principal		7,388	8,021	8,708	9,454	10,264	11,144	12,099	13,136	14,261	15,483	16,810	18,251
Annual Payment from Buyer		19,077	19,077	19,077	19,077	19,077	19,077	19,077	19,077	19,077	19,077	19,077	19,077
Loan Principal Balance	145,020	137,632	129,612	120,903	111,449	101,185	90,041	77,942	64,806	50,545	35,061	18,251	-
Original Investment Balance	121,760	102,683	83,607	64,530	45,453	26,377	7,300	-	-	-	-	-	-

Investor Returns: Comparing Owning Rental Property vs. OwnEZ Program

Purchase Cost		\$	131,300.00
Estimated Monthly Rent (Gross)		\$	889.00
Expenses (incl. Property Management, Insurance, Taxes)	30%	\$	-256.70
Vacancy and Maintenance allowance	12%	\$	-106.68
Net Monthly Income		\$	515.62

NOI (Annual)		\$	6,187.44
NOI %			4.66%
Mid - Term Capital Expenditures		\$	7,500.00

Assumed Appreciation Per Year 3.0%

Assumed Appreciation for the whole period (Not including CapEx)		\$	55,902.40
Assumed Appreciation for the whole period (Not including CapEx) %			42.6%

IRR Calculation

Purchase		\$	(131,050.00)
Y1 NOI		\$	6,187.44
Y2 NOI		\$	6,187.44
Y3 NOI		\$	6,187.44
Y4 NOI		\$	6,187.44
Y5 NOI		\$	6,187.44
Y6 NOI - Capital Expenditures		\$	-1,312.56
Y7 NOI		\$	6,187.44
Y8 NOI		\$	6,187.44
Y9 NOI		\$	6,187.44
Y10 NOI		\$	6,187.44
Y11 NOI		\$	6,187.44
Y12 NOI + Sale		\$	193,389.84

IRR 6.66%