



Home Buying • Investing • Selling
We make owning real estate "E-Z"

DEAL # 1699

BUYER PROFILE

- Unmarried Couple + 2 children
- Monthly Household Income (Qualified): \$6,309.00
- Monthly Home Payment Amount (Qualified): \$2,309.95, PITI

SOURCE OF INCOME

- Male – self-employed construction worker for the last 4 years
- Female – model for the last 10 years

TRANSACTION STATUS

Matched & 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 \$151,000

EST. CLOSING COSTS
AT PURCHASE \$ 877.79

PROPERTY RESALE PRICE \$181,200
(TO HOME BUYER)

BUYER DOWN PAYMENT (10%) \$ 18,200

CONTRACT/NOTE

CONTRACT BALANCE PAYABLE \$172,403

EST. MONTHLY PAYMENT (PI) \$ 2,059

EST. NET MONTHLY CASH FLOW \$ 2,009

CONTRACT TERM 12 years

EQUITY/IRR

EARNED EQUITY 17.6%
(APPRECIATION AT CLOSING)

ESTIMATED ANNUAL IRR 13.14 %

DEAL # 1699

PROPERTY ADDRESS: 3973 HORNICKEL DR., INDIANAPOLIS, IN 46235

SQRFT: 1,945 PRICE PER SQRFT: \$77.63

Purchase (Initial Investment) Information

Purchase Price Paid by Investor	\$	151,000.00
Purchase Closing Costs	\$	877.79
OwnEZ Investor Fee	\$	2,265.00
Total All-In Investment (Upon Purchase)	\$	154,142.79

Sale to OwnEZ™ Home Buyer

Sale to Buyer Price (including Markup)	20%	\$ 181,200.00
Est. Sale Closing Costs (added to Contract)		\$ 3,061.39
Down Payment Provided by Buyer	10%	\$ 18,200.00
OwnEZ Buyer Fees (added to Contract)	3.50%	\$ 6,342.00
Net cash returned to investor at closing		\$ 8,796.61
Home Warranty		\$ 380.00
Loan Servicing Account Setup (One Time)		\$ 70.00
Remaining Outstanding Investment at closing		\$ 144,896.18
Outstanding loan to Buyer (Contract Balance) After Closing		\$ 172,403.39
Interest Rate		9.25%
Contract Term (Years)		12
Number of Payments		144
Monthly Cash Flow (Principal and Interest)		\$ 2,059.43
Monthly Loan Servicing Fees		\$ 50.00
Net Monthly Cash Flow		\$ 2,009.43

DEAL # 1699*PROPERTY ADDRESS: 3973 HORNICKEL DR., INDIANAPOLIS, IN 46235**SQRFT: 1,945 PRICE PER SQRFT: \$77.63***Additional Information**

Earned Equity at Closing	\$	27,057.21
Earned Equity % (Appreciation)		17.6%
Est. Annual Tax (Paid by Buyer via loan servicing escrow)	\$	2,736.80
Est. Annual Insurance (Paid by Buyer via loan servicing escrow)	\$	1,079.39
Monthly cash flow, incl. Tax and Insurance (PITI)	\$	2,377.44

Investor Returns: Comparing Owning Rental Property vs. OwnEZ Program

Purchase Cost		\$	151,877.79
Estimated Monthly Rent (Gross)		\$	1,000.00
Expenses (incl. Property Management, Insurance, Taxes)	30%	\$	-300.00
Vacancy and Maintenance allowance	12%	\$	-120.00
Net Monthly Income		\$	580.00
NOI (Annual)		\$	6,960.00
NOI %			4.52%
Mid - Term Capital Expenditures		\$	7,500.00
Assumed Appreciation Per Year			3.0%
Assumed Appreciation for the whole period (Not including CapEx)			64,663.62
Assumed Appreciation for the whole period (Not including CapEx) %			42.6%

IRR Calculation

Purchase		\$	(151,877.79)
Y1 NOI		\$	6,960.00
Y2 NOI		\$	6,960.00
Y3 NOI		\$	6,960.00
Y4 NOI		\$	6,960.00
Y5 NOI		\$	6,960.00
Y6 NOI - Capital Expenditures		\$	-540.00
Y7 NOI		\$	6,960.00
Y8 NOI		\$	6,960.00
Y9 NOI		\$	5,568.00
Y10 NOI		\$	6,960.00
Y11 NOI		\$	6,960.00
Y12 NOI + Sale		\$	223,501.41

IRR

6.60%