



## DEAL # 1741

### BUYER PROFILE

- Couple, unmarried + 3 dependents
- Monthly Household Income (Qualified): \$6,022.49
- Monthly Home Payment Amount (Qualified): \$1,997.66, PITI

### SOURCE OF INCOME

- Female – fork lift driver for the last 3 years
- Male – self-employed mechanic for the last 3 years

### TRANSACTION STATUS

Buyer has identified property and is in contract as of 05.02.2019

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## TRANSACTION HIGHLIGHTS

**EST. PROPERTY ACQUISITION \$ 139,900**

### EST. CLOSING COSTS

**AT PURCHASE \$ 1,399**

**PROPERTY RESALE PRICE \$167,880  
(TO HOME BUYER)**

**BUYER DOWN PAYMENT \$ 18,000**

## CONTRACT/NOTE

**CONTRACT BALANCE PAYABLE \$157,750.80**

**EST. MONTHLY PAYMENT (PI) \$ 1,817.54**

**EST. NET MONTHLY CASH FLOW \$ 1,767.54**

**CONTRACT TERM 12 years**

## EQUITY/IRR

**EARNED EQUITY 17.6%  
(APPRECIATION AT CLOSING)**

**ESTIMATED ANNUAL IRR 13.39%**

**DEAL # 1741**

PROPERTY ADDRESS: 7369 SALAZAR DR., INDIANAPOLIS, IN 46214

SQRFT: 1,479 PRICE PER SQRFT: \$94.59

**Purchase (Initial Investment) Information**

Purchase Price Paid by Investor	\$	139,900.00
Purchase Closing Costs	\$	1,399.00
OwnEZ Investor Fee	\$	1,500.00
<b>Total All-In Investment (Upon Purchase)</b>	<b>\$</b>	<b>142,799.00</b>

**Sale to OwnEZ™ Home Buyer**

<b>Sale to Buyer Price (including Markup)</b>	20%	<b>\$ 167,880.00</b>
Est. Sale Closing Costs (added to Contract)		\$ 1,995.00
Down Payment Provided by Buyer		\$ 18,000.00
OwnEZ Buyer Fees (added to Contract)	3.50%	\$ 5,875.80
<b>Net cash returned to investor at closing</b>		<b>\$ 10,129.20</b>
Home Warranty		\$ 380.00
Loan Servicing Account Setup (One Time)		\$ 70.00
<b>Remaining Outstanding Investment at closing</b>		<b>\$ 132,219.80</b>

<b>Outstanding loan to Buyer (Contract Balance) After Closing</b>		<b>\$ 157,750.80</b>
Interest Rate		9.25%
Contract Term (Years)		12
Number of Payments		144
Monthly Cash Flow (Principal and Interest)		\$ 1,817.54
Monthly Loan Servicing Fees		\$ 50.00
<b>Net Monthly Cash Flow</b>		<b>\$ 1,767.54</b>

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## Additional Information

Earned Equity at Closing	\$	25,081.00
<b>Earned Equity % (Appreciation)</b>		17.6%
Est. Annual Tax (Paid by Buyer via loan servicing escrow)	\$	2,759.58
Est. Annual Insurance (Paid by Buyer via loan servicing escrow)	\$	1,022.92
Monthly cash flow, incl. Tax and Insurance (PITI)	\$	2,132.74



## Investor Returns: Comparing Owning Rental Property vs. OwnEZ Program

Purchase Cost		\$	141,299.00
<b>Estimated Monthly Rent (Gross)</b>		<b>\$</b>	<b>950.00</b>
Expenses (incl. Property Management, Insurance, Taxes)	30%	\$	-285.00
Vacancy and Maintenance allowance	12%	\$	-114.00
Net Monthly Income		\$	551.00
<b>NOI (Annual)</b>		<b>\$</b>	<b>6,612.00</b>
<b>NOI %</b>			<b>4.63%</b>
Mid - Term Capital Expenditures		\$	7,500.00
Assumed Appreciation Per Year			3.0%
<b>Assumed Appreciation for the whole period (Not including CapEx)</b>			<b>60,159.59</b>
<b>Assumed Appreciation for the whole period (Not including CapEx) %</b>			<b>42.6%</b>

### IRR Calculation

Purchase	\$	(141,299.00)
Y1 NOI	\$	6,612.00
Y2 NOI	\$	6,612.00
Y3 NOI	\$	6,612.00
Y4 NOI	\$	6,612.00
Y5 NOI	\$	6,612.00
Y6 NOI - Capital Expenditures	\$	-88.00
Y7 NOI	\$	6,612.00
Y8 NOI	\$	6,612.00
Y9 NOI	\$	6,612.00
Y10 NOI	\$	6,612.00
Y11 NOI	\$	6,612.00
Y12 NOI + Sale	\$	208,070.59

**IRR**

**6.66%**