



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

DEAL # 1737

BUYER PROFILE

- Married + 4 children
- Monthly Household Income (Qualified): \$2,357.08
- Monthly Home Payment Amount (Qualified): **\$916.12**, PITI

SOURCE OF INCOME

- Mold Maker for cars for the last 2.5 years

TRANSACTION STATUS

Matched & Closed.

TRANSACTION HIGHLIGHTS

EST. PROPERTY ACQUISITION \$ **43,000**

EST. CLOSING COSTS

AT PURCHASE \$ **430**

PROPERTY RESALE PRICE \$ **51,600**
(TO HOME BUYER)

BUYER DOWN PAYMENT (10%) \$ **5,160**

CONTRACT/NOTE

CONTRACT BALANCE PAYABLE \$ **52,985.18**

EST. MONTHLY PAYMENT (PI) \$ **545.32**

EST. NET MONTHLY CASH FLOW \$ **515.32**

CONTRACT TERM 15 years

EQUITY/IRR

EARNED EQUITY 14.8%
(APPRECIATION AT CLOSING)

ESTIMATED ANNUAL IRR 11.18 %

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

DEAL # 1737

PROPERTY ADDRESS: 737 E PATTERSON ST., COLUMBUS, IN 47203

SQRFT: 1,540 PRICE PER SQRFT: \$25.32

Purchase (Initial Investment) Information

Purchase Price Paid by Investor	\$	43,000.00
Purchase Closing Costs	\$	430.00
OwnEZ Investor Fee	\$	1,500.00
Total All-In Investment (Upon Purchase)	\$	44,930.00

Sale to OwnEZ™ Home Buyer

Sale to Buyer Price (including Markup)	20%	\$ 51,600.00
Est. Sale Closing Costs (added to Contract)		\$ 4,739.00
Down Payment Provided by Buyer	10%	\$ 5,160.00
OwnEZ Buyer Fees (added to Contract)	3.50%	\$ 1,806.00
Net cash returned to investor at closing		\$ -1,385.00
Loan Servicing Account Setup (One Time)		\$ 70.00
Remaining Outstanding Investment at closing		\$ 46,245.18
Outstanding loan to Buyer (Contract Balance) After Closing		\$ 52,985.18
Interest Rate		9.25%
Contract Term (Years)		15
Number of Payments		180
Monthly Cash Flow (Principal and Interest)		\$ 545.32
Monthly Loan Servicing Fees		\$ 30.00
Net Monthly Cash Flow		\$ 515.32

DEAL # 1737*PROPERTY ADDRESS: 737 E PATTERSON ST., COLUMBUS, IN 47203**SQRFT: 1,540 PRICE PER SQRFT: \$25.32***Additional Information**

Earned Equity at Closing	\$	6,670.00
Earned Equity % (Appreciation)		14.8%
Est. Annual Tax (Paid by Buyer via loan servicing escrow)	\$	211.42
Est. Annual Insurance (Paid by Buyer via loan servicing escrow)	\$	754.00
Monthly cash flow, incl. Tax and Insurance (PITI)	\$	625.77

Loan Payoff Schedule

At Closing													
Total Purchase Investment	44,930.00												
Remaining Investment at Closing	46,245.18												
Sale to Buyer Price	51,600.00												
Down payment from buyer	5,160.00												
		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		4,830	4,664	4,483	4,284	4,066	3,826	3,564	3,277	2,961	2,615	2,236	1,820
Return of principal		1,714	1,880	2,061	2,260	2,478	2,717	2,980	3,267	3,583	3,928	4,308	4,723
Annual Payment from Buyer		6,544	6,544	6,544	6,544	6,544	6,544	6,544	6,544	6,544	6,544	6,544	6,544
Loan Principal Balance	52,985	51,271	49,391	47,330	45,070	42,592	39,875	36,895	33,628	30,045	26,117	21,809	17,086
Original Investment Balance	46,245	39,701	33,158	26,614	20,070	13,526	6,982	438	-	-	-	-	-

Investor Returns: Comparing Owning Rental Property vs. OwnEZ Program

Purchase Cost		\$ 43,430.00
Estimated Monthly Rent (Gross)		\$ 750.00
Expenses (incl. Property Management, Insurance, Taxes)	30%	\$ -225.00
Vacancy and Maintenance allowance	12%	\$ -90.00
Net Monthly Income		\$ 435.00
NOI (Annual)		\$ 5,220.00
NOI %		11.62%
Mid - Term Capital Expenditures		\$ 7,500.00
Assumed Appreciation Per Year		3.0%
Assumed Appreciation for the whole period (Not including CapEx)		24,232.52
Assumed Appreciation for the whole period (Not including CapEx) %		55.8%
<u>IRR Calculation</u>		
Purchase		\$ (43,430.00)
Y1 NOI		\$ 5,220.00
Y2 NOI		\$ 5,220.00
Y3 NOI		\$ 5,220.00
Y4 NOI		\$ 5,220.00
Y5 NOI		\$ 5,220.00
Y6 NOI - Capital Expenditures		\$ -2,280.00
Y7 NOI		\$ 5,220.00
Y8 NOI		\$ 5,220.00
Y9 NOI		\$ 5,220.00
Y10 NOI		\$ 5,220.00
Y11 NOI		\$ 5,220.00
Y12 NOI + Sale		\$ 72,882.52
IRR		12.82%