



## DEAL # 0734

### BUYER PROFILE

- Husband and Wife with 4 children
- Monthly Household Income (Qualified): **\$4,073.33**
- Monthly Home Payment Buyer is Approved for: **\$1,192.32, PITI**

### SOURCE OF INCOME

- Husband is a team leader and makes \$2,340.00/month
- Wife is a laundry worker with \$1,733.33/month

### Transaction Status

Buyer has identified property and is in contract as of 08.10.2017.

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## TRANSACTION HIGHLIGHTS

EST. PROPERTY ACQUISITION	\$ 85,000
EST. REQUIRED AT CLOSING	\$ 850
PROPERTY RESALE PRICE (TO HOME BUYER)	\$ 102,000
BUYER DOWN PAYMENT (10%)	\$ 10,200

## CONTRACT/NOTE

CONTRACT BALANCE PAYABLE	\$ 96,390.00
EST. MONTHLY PAYMENT (PI)	\$ 1,056.63
EST. NET MONTHLY CASH FLOW	\$ 1,026.63
CONTRACT TERM	12 years

## EQUITY/IRR

EARNED EQUITY (APPRECIATION AT CLOSING)	16.3%
ESTIMATED ANNUAL IRR	11.63%

**DEAL # 0734**

PROPERTY ADDRESS: 10231 GREENBROOK CT, INDIANAPOLIS, IN 46229

SQRFT: 1,188 PRICE PER SQR FT: \$71.55

**Purchase (Initial Investment) Information**

Purchase Price Paid by Investor	\$	85,000.00
Purchase Closing Costs	\$	850.00
OwnEZ Investor Fee	\$	1,500.00
<b>Total All-In Investment (Upon Purchase)</b>	<b>\$</b>	<b>87,350.00</b>

**Sale to OwnEZ™ Home Buyer**

<b>Sale to Buyer Price (including Markup)</b>	20%	<b>\$ 102,000.00</b>
Est. Closing Costs at Purchase (added to Contract)		\$ 1,020.00
Down Payment Provided by Buyer	10%	\$ 10,200.00
OwnEZ Buyer Fees (added to Contract)	3.50%	\$ 3,570.00
<b>Net cash returned to investor at closing</b>		<b>\$ 5,610.00</b>
Loan Servicing Account Setup (One Time)		\$ 60.00
<b>Remaining Outstanding Investment at closing</b>		<b>\$ 81,680.00</b>
<b>Outstanding loan to Buyer (Contract Balance) After Closing</b>		<b>\$ 96,390</b>
Interest Rate		8.25%
Contract Term (Years)		12
Number of Payments		144
Monthly Cash Flow (Principal and Interest)		\$ 1,056.63
		\$
Monthly Loan Servicing Fees		30.00
<b>Net Monthly Cash Flow</b>		<b>\$ 1,026.63</b>

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**DEAL # 0734***PROPERTY ADDRESS: 10231 GREENBROOK CT, INDIANAPOLIS, IN 46229**SQRFT: 1,188    PRICE PER SQR FT: \$71.55***Additional Information**

Earned Equity at Closing	\$	14,650.00
<b>Earned Equity % (Appreciation)</b>		16.8%
Est. Annual Tax (Paid by Buyer via loan servicing escrow)	\$	617.00
Est. Annual Insurance (Paid by Buyer via loan servicing escrow)	\$	800.00
Monthly cash flow, incl. Tax and Insurance (PITI)	\$	1,174.72

## Loan Payoff Schedule

At Closing													
Total Purchase Investment	87,350.00												
<b>Remaining Investment at Closing</b>	<b>81,680.00</b>												
Sale to Buyer Price	102,000.00												
Down payment from buyer	10,200.00												
		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		7,769	7,348	6,892	6,396	5,857	5,273	4,638	3,949	3,201	2,388	1,506	549
Return of principal		4,910	5,331	5,788	6,284	6,822	7,407	8,042	8,731	9,479	10,291	11,173	12,131
Annual Payment from Buyer		<b>12,680</b>	<b>12,680</b>	<b>12,680</b>	<b>12,680</b>	<b>12,680</b>	<b>12,680</b>	<b>12,680</b>	<b>12,680</b>	<b>12,680</b>	<b>12,680</b>	<b>12,680</b>	<b>12,680</b>
Loan Principal Balance	96,390	91,480	86,149	80,361	74,077	67,254	59,847	51,805	43,074	33,595	23,304	12,131	0
Original Investment Balance	81,680	69,000	56,321	43,641	30,962	18,282	5,602	-	-	-	-	-	-

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

Purchase Cost		\$	85,850.00
<b>Estimated Monthly Rent (Gross)</b>		\$	<b>825.00</b>
Expenses (incl. Property Management, Insurance, Taxes)	30%	\$	-247.50
Vacancy and Maintenance allowance	12%	\$	-99.00
Net Monthly Income		\$	478.50
<b>NOI (Annual)</b>		\$	<b>5,742.00</b>
<b>NOI %</b>			<b>6.57%</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>36,551.57</b>
<b>Assumed Appreciation for the whole period (Not including CapEx) %</b>			<b>42.6%</b>

### IRR Calculation

Purchase	\$	(85,850.00)
Y1 NOI	\$	5,742.00
Y2 NOI	\$	5,742.00
Y3 NOI	\$	5,742.00
Y4 NOI	\$	5,742.00
Y5 NOI	\$	5,742.00
Y6 NOI - Capital Expenditures	\$	-1,758.00
Y7 NOI	\$	5,742.00
Y8 NOI	\$	5,742.00
Y9 NOI	\$	5,742.00
Y10 NOI	\$	5,742.00
Y11 NOI	\$	5,742.00
Y12 NOI + Sale	\$	128,143.57

**IRR**

**8.18%**