DFY REAL ESTATE

Property Analysis

Hartwell, IN

CASH

Investment Dollars (TOP)	Profit on Sale	Total Capital To Re-Invest
$ 296,713.50	$ 278,099.18	$ 564,806.18

Combined Cash-on-Cash	Average Monthly Increase	Average Annual ROI
6.63%	$ 2,317.49	9.70%

Property Notes:A 2% seller concession has been applied to the estimated closing costs in this purchase scenario.

10 Year Average Annual and Total Return Scenarios

	Average Appreciation Years 1-10	Average Annual Combined Cash-on-Cash	Average Annual Return on Investment (ROI)	Average Monthly Increase	Profit on Sale (after known & estimated expenses to buy, own & sell)	Total Capital to Re-Invest
HISTORICAL Nationally	4.00%	6.63%	8.32%	$ 1,988.60	$ 238,632.52	$ 525,339.52
LIKELY DFY Scenario	5.00%	6.63%	9.70%	$ 2,317.49	$ 278,099.18	$ 564,806.18
POSSIBLE In DFY Markets	6.00%	6.39%	10.95%	$ 2,615.36	$ 313,843.26	$ 600,550.26

Property Purchase Information	
Property Analysis For	TBD
Date Created	6/4/2026
DFY Coach	TBD
Down Payment	CASH
Estimated Interest Rate	NA
Property Management Fee	$ 1,188.00
Projected Appreciation Average	5.00%
Annual Rent Increase Average	3.00%
Closing Costs on Future Sale	7.50%
Property Financing Details	
Estimated Monthly Rent	$ 1,975.00
Monthly Principal & Interest	NA
Monthly Taxes	$ 491.67
Monthly Insurance	$ 95.83
Principal, Interest, Taxes & Insurance (PITI)	NA

Property Details	
Purchase Price	$ 285,900.00
Year Built	2023
Square Feet	1828
Bedroom Count	4
Bathroom Count	2.5
Estimated Monthly Rent	$ 1,975.00
Real Estate Investment Details	
Loan Amount	NA
Down Payment	$ 285,900.00
Estimated Closing Costs	$ (4,718.00)
Estimated Pre-Paid Items	$ 3,525.00
DFY TEAMS Fee	$ 10,006.50
Total Cash to Close/Fund	$ 294,713.50
Estimated Make Ready Expenses	$ 2,000.00
Total Out of Pocket Summary (TOP)	$ 296,713.50
Property Management Setup	$ 1,185.00
Recommended Account Reserves	$5,000 - $10,000

***DFY is providing this property analysis for informational purposes only. The information and any statistical data contained herein have been obtained from sources which we believe to be reliable, but we do not represent that they are accurate or complete, and they should not be relied upon as such. Property condition must be verified by the buyer during due diligence period described in the purchase contract. Rent number is a projection provided by our third party vendor Specialized Property Management. The projected rent is based on comparable rents for comparable homes in the subject property area. Projected rent can change based on multiple factors and actual rent may vary. All opinions expressed and data provided herein are subject to change without notice. This property analysis is a projection and is for informational purposes only. Past performance is no guarantee of future results, and current performance may be lower or higher than the performance data quoted. Results shown here are not typical, results will vary based upon real estate prices, interest rates, creditworthiness and many other factors. Investing in real estate bears risk and buyer assumes all risks associated with any purchase. DFY is not a licensed real estate brokerage and is not presenting this property for sale. A local licensed real estate agent presents all properties to a prospective buyer. All real estate purchase services and contracts are provided by a licensed agent and all governing real estate rules and regulations governing professional licensing reside in each respective state.

PROPERTY IN REVIEW	Hartwell, IN
PURCHASING SCENARIO	CASH
PURCHASE PRICE	$285,900.00
AVERAGE ANNUAL APPRECIATION	5.00%

DFY REAL ESTATE

INVESTMENT BREAKDOWN	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	10 YR ANN SUM	10 YR ANN AVG
ANNUAL PROJECTED INCOME AND EXPENSES												
Gross Rent	$ 23,700	$ 24,411	$ 25,143	$ 25,898	$ 26,675	$ 27,475	$ 28,299	$ 29,148	$ 30,022	$ 30,923	$ 271,694	$ 27,169
Taxes	$ 5,900	$ 5,875	$ 6,169	$ 6,477	$ 6,801	$ 7,141	$ 7,498	$ 7,873	$ 8,267	$ 8,680	$ 70,681	$ 7,068
Insurance	$ 1,150	$ 1,208	$ 1,268	$ 1,331	$ 1,398	$ 1,468	$ 1,541	$ 1,618	$ 1,699	$ 1,784	$ 14,465	$ 1,446
HOA	$ 690	$ 690	$ 690	$ 690	$ 690	$ 690	$ 690	$ 690	$ 690	$ 690	$ 6,900	$ 690
Property Management	$ 1,188	$ 1,188	$ 1,188	$ 1,188	$ 1,188	$ 1,188	$ 1,188	$ 1,188	$ 1,188	$ 1,188	$ 11,880	$ 1,188
Net Operating Income	$ 14,772	$ 15,451	$ 15,829	$ 16,211	$ 16,598	$ 16,988	$ 17,382	$ 17,779	$ 18,179	$ 18,581	$ 167,768	$ 16,777
Debt Service	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	$ –	$ –
COMBINED CASH-ON-CASH FINANCIALS - MONTHLY DOLLARS											**10 YR ANN SUM**	**10 YR MNTH AVG**
Net Monthly Cash Flow	$ 1,231	$ 1,288	$ 1,319	$ 1,351	$ 1,383	$ 1,416	$ 1,448	$ 1,482	$ 1,515	$ 1,548	$ 167,768	$ 1,398
Monthly Principal Reduction	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Monthly Depreciation Est. Tax Savings	$ 187	$ 187	$ 187	$ 187	$ 187	$ 187	$ 187	$ 187	$ 187	$ 187	$ 22,456	$ 187
Monthly Combined Cash on Cash ($)	**$ 1,418**	**$ 1,475**	**$ 1,506**	**$ 1,538**	**$ 1,570**	**$ 1,603**	**$ 1,636**	**$ 1,669**	**$ 1,702**	**$ 1,736**	**$ 190,224**	**$ 1,585**
VACANCY/REPAIR ESTIMATES												
Vacancy/Repairs (%) ***See below	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%		
Vacancy/Repairs ($) ***See Below	$ 1,896	$ 1,953	$ 2,011	$ 2,072	$ 2,134	$ 2,198	$ 2,264	$ 2,332	$ 2,402	$ 2,474	$ 21,736	$ 2,174
COMBINED CASH-ON-CASH FINANCIALS - ANNUAL PERCENT OF TOP												
Cash-on-Cash Return	5.15%	5.39%	5.52%	5.65%	5.79%	5.93%	6.06%	6.20%	6.34%	6.48%	58.52%	5.85%
Principal Reduction of TOP (%)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.00%	0.00%
Depreciation (%)	0.78%	0.78%	0.78%	0.78%	0.78%	0.78%	0.78%	0.78%	0.78%	0.78%	7.83%	0.78%
Combined Cash-on-Cash Return (%)	5.94%	6.17%	6.30%	6.44%	6.57%	6.71%	6.85%	6.98%	7.12%	7.26%	66.35%	6.63%
ANNUAL EQUITY AND CASH FLOW RETURN ON INVESTMENT												
Appreciation (YR %)	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%		
Appreciation	$ 14,295	$ 15,010	$ 15,760	$ 16,548	$ 17,376	$ 18,244	$ 19,157	$ 20,115	$ 21,120	$ 22,176	$ 179,801	$ 17,980
Year Over Year Estimated Home Value	$ 300,195	$ 315,205	$ 330,965	$ 347,513	$ 364,889	$ 383,133	$ 402,290	$ 422,405	$ 443,525	$ 465,701	$ 465,701	$ 377,582
Profit on Sale	$ 3,849	$ 31,231	$ 59,626	$ 89,073	$ 119,609	$ 151,275	$ 184,113	$ 218,166	$ 253,479	$ 278,099		
Return on Investment Equity & Cash Flow	1.34%	10.89%	20.80%	31.07%	41.72%	52.76%	64.22%	76.09%	88.41%	97.00%		9.70%
Total Capital to Re-Invest	**$ 290,556**	**$ 317,938**	**$ 346,333**	**$ 375,780**	**$ 406,316**	**$ 437,982**	**$ 470,820**	**$ 504,873**	**$ 540,186**	**$ 564,806**		

*** Vacancy/Repair cost is not calculated in Net Operating Income, but accounted for in the Profit on Sale.

Property Notes:A 2% seller concession has been applied to the estimated closing costs in this purchase scenario.

***DFY is providing this property analysis for informational purposes only. The information and any statistical data contained herein have been obtained from sources which we believe to be reliable, but we do not represent that they are accurate or complete, and they should not be relied upon as such. Property condition must be verified by the buyer during due diligence period described in the purchase contract. Rent number is a projection provided by our third party vendor Specialized Property Management. The projected rent is based on comparable rents for comparable homes in the subject property area. Projected rent can change based on multiple factors and actual rent may vary. All opinions expressed and data provided herein are subject to change without notice. This property analysis is a projection and is for informational purposes only. Past performance is no guarantee of future results, and current performance may be lower or higher than the performance data quoted. Results shown here are not typical, results will vary based upon real estate prices, interest rates, creditworthiness and many other factors. Investing in real estate bears risk and buyer assumes all risks associated with any purchase. DFY is not a licensed real estate brokerage and is not presenting this property for sale. A local licensed real estate agent presents all properties to a prospective buyer. All real estate purchase services and contracts are provided by a licensed agent and all governing real estate rules and regulations governing professional licensing reside in each respective state.

GLOSSARY OF TERMS

TERM	DEFINITION
Appreciation	The Appreciation is the rise in value over time calculated cumulatively
Average Annual Combined Cash-on-Cash	The Average Annual Combined Cash-on-Cash is the average of the Combined Cash-on-Cash over all 10 years the investment is held.
Average Annual Return on Investment (ROI)	The Average Annual Return on Investment (ROI) measures how much net profit is made by dividing the ROI in year 10 by 10 years.
Average Monthly Increase	The Average Monthly Increase is calculated by taking the Profit on Sale in year 10 and dividing it by 120 months to get the average monthly dollar amount.
Cash-on-Cash Return	The Cash-on-Cash Return is the cash income earned on the cash invested, and is calculated by dividing the annual Net Cash Flow by the Total Out of Pocket (TOP).
Combined Cash-on-Cash Return	The Combined Cash-on-Cash Return is calculated by taking the sum of the annual Cash-on-Cash Return, Principal Reduction and the Depreciation's estimated tax saving. Vacancy/Repairs are accounted for by subtracting the 10 year estimated expense from the 10 Year Profit on Sale.
Debt Service	Debt service is the money required to pay the principal and interest mortgage payment - reflected in annual dollars.
Depreciation	Deprecation is calculated by taking the Purchase Price minus the land valuation (we use 20% of the purchase price to illustrate an approximate amount, but investors should use acceptable methods to calculate their actual land value) to get the depreciable amount. The IRS's useful life of residential real estate is 27.5 years, so the depreciable amount is divided by 27.5 (other strategies are available to accelerate depreciation) to determine an annual depreciation amount which is then multiplied by the client's tax rate (we use an average of 27% - 22% Federal, 5% State for illustrative purposes - yours could be higher or lower) to illustrate potential dollars saved by reducing the amount of taxes owed.
Investment Dollars (TOP)	The Investment Dollars (TOP) total is comprised of the down payment, estimated closing costs, and the estimated make ready expenses.
Net Monthly Cash Flow	The Net Monthly Cash Flow is calculated by taking the Net Operating Income total, and subtracting any Debt Service total for that particular year.
Net Operating Income	The Net Operating Income is calculated by taking Gross Rent, and subtracting out Taxes, Insurance, HOA and Property Management expenses for that particular year.
Principal Reduction	The Principal Reduction is calculated cumulatively based off a 30 year ammortization, fixed rate mortgage.
Profit on Sale	The Profit on the Sale is calculated by taking the sum of the current market value (Purchase Price plus cumulative Appreciation) and accumulated Cash Flow and then subtracting the mortgage payoff balance, initial Total Out of Pocket (TOP), Vacancy/Repair communlative total and an estimated 7.5% Closing Costs on the property sale. A $12,000 rehab expense has also been subtracted from year 10 profits to reflect rehab work that likely will be needed while owned and in preparation to sell.
Property Management Setup	The Property Management Setup amount reflected will cover the PM account setup fees and the base initial lease out fees. It is advised to confirm these fees with the PM at the time of setup as they may be updated periodically by the PM. DFY confirms these fees annually with the PM in each market.
Recommended Account Reserves	The Recommended Account Reserves is a suggested dollar range to set aside as a "rainy day fund" to cover any unforseen future expenses related to the investment.
Return on Investment Equity & Cash Flow	The Return on Investment Equity & Cash Flow measures how much net profit is made - calculated by taking the Profit on the Sale, and dividing it by the Investment Dollars (TOP).
Taxes	Property Taxes paid to the local government by the property owner - DFY reflects taxes increasing by the appreciation % for that specific year.
Total Capital to Re-Invest	Total Capital to Re-Invest is calculated by taking the sum of the Profit on Sale and initial Total Out of Pocket TOP. This is your profit after all known and estimated expenses plus your initial investment money (TOP).
Total Cash To Close/Fund	The Total Cash To Close/Fund is the sum of the down payment, estimated closing costs, estimated pre-paids, and the DFY TEAMS fee.
Total Out of Pocket (TOP)	The Total Out of Pocket value is calculated by taking the sum of the Down Payment, Estimated Closing Costs, Estimated Pre-Paids, Estimated Make Ready Expenses, and the DFY TEAMS fee.
Vacancy/Repairs	Vacancy/Repairs is calculated by taking a percentage based off the age of the property and multiplying it by the annual Gross Rent. The outlay is accounted for by subtracting the 10 year estimated expense from the 10 Year Profit on Sale.