

Indianapolis Inventory

Builder	Community	Lot #	Sales Price	10% Option	
				5% Cash Flow	Arm Cash Flow
Hills	Amberley Crossing	310	\$110,848	\$74	\$570
Hills	Amberley Crossing	206	\$102,427	\$94	\$552
Hills	Amberley Crossing	206	\$95,706	\$118	\$546
Hills	Creekside	207	\$102,792	\$195	\$654
Hills	Creekside	312	\$101,032	\$216	\$667
Hills	Creekside	206	\$98,212	\$233	\$672
Hills	Legends Creek	206	\$94,100		
MI	Indian Creek	20	\$174,990	\$95	\$877
MI	Indian Creek	45	\$184,990	-\$23	\$803
MI	Woods at Liberty Park	48	\$179,990	-\$87	\$717
MI	Woods at Liberty Park	12	\$164,990	\$59	\$797
MI	Woods at Liberty Park	3	\$154,990	\$176	\$869
Beazer	Greens @ Prairie Cr.	137	\$179,900	\$215	\$1,019
Beazer	Spring Run	141	\$117,000	\$62	\$585
Beazer	Spring Run	238	\$135,000	\$86	\$690
Beazer	Orchard Valley Farms	271	\$108,420	\$167	\$652
Beazer	Orchard Valley Farms	253	\$115,000	\$126	\$640
Beazer	Orchard Valley Farms	242	\$117,000	\$104	\$627
Beazer	Morse Pointe	262	\$159,910	\$12	\$728
Beazer	Bluffview Meadows	56	\$123,720	\$207	\$760
Beazer	Bluffview Meadows	20	\$142,414	\$90	\$727
Beazer	Andover	68	\$166,470	-\$45	\$698
Beazer	Andover	66	\$174,900	-\$115	\$667
Augusta	Ladywood	5 units	\$155,000 per unit	-\$80	\$613
KB	Heartland Crossing	3	\$142,900	\$28	\$687
KB	Cumberland Lakes	3	\$166,900	-\$75	\$694
KB	Hilltop Farms	68	\$12,150	\$164	\$725
KB	Deer Run	42	\$130,000	\$145	\$744
KB	Copeland Farms	52	\$152,900	\$25	\$730
KB	Camby Village	9	\$114,750	\$169	\$698
KB	Camby Village	8	\$148,900	\$35	\$721
KB	Camby Village	7	\$154,900	-\$3	\$711
KB	Autumn Creek	110	\$136,900	\$32	\$66
KB	Ashfield	79	\$143,650	\$130	\$792
Davis	Madison Walk	Builds	\$114,900	\$221	\$734
Davis	Greythorne	119	\$149,900	\$33	\$703
Davis	Copeland Farms	253	\$169,900	-\$5	\$754
Davis	Copeland Farms	47	\$169,900	-\$50	\$709
Davis	Camby Village	14	\$149,900	\$51	\$721
Davis	Brighton Knoll	32	\$172,900	\$51	\$824
Davis	Jefferson Park	49	\$160,000	-\$99	\$615
Davis	Huntzinger Farms	18	\$146,900	\$38	\$695
Davis	Huntzinger Farms	17	\$149,900	\$56	\$726
Davis	Huntzinger Farms	16	\$159,900	-\$11	\$702

Davis	Huntzinger Farms	4	\$149,900	\$20	\$689
Davis	Huntzinger Farms	3	\$179,900	-\$138	\$665
Davis	Hunters Crossing	43	\$159,900	-\$98	\$615
Davis	Hunters Crossing	29	\$158,900	-\$54	\$655
Davis	Woodhaven	57	\$155,900	-\$17	\$679
Davis	Sugar Grove	180	\$159,900	-\$27	\$608
Davis	Rosswood	62	\$155,900	\$120	\$739
Davis	Rosswood	173	\$149,900	\$146	\$742
Davis	Rosswood	25	\$143,900	\$109	\$681
Davis	Oriole Point	165	\$162,000	\$45	\$688
Davis	Orchard Park	32	\$165,900	\$10	\$669
Davis	Orchard Park	4	\$166,900	\$92	\$755

These homes are brand-new Builder properties. The Builder has discounted them as much as he possibly could. They are also willing to pay 2% of Buyer's closing costs. Unsure if a preferred lender in place

The last two columns represent a.) 5% down at 7.9% interest only rate b.) 10% down Option Arm

Equity in these properties range between 8% and 16%.

Thus, with a little down you will have most of your Closing Costs paid for, have potential positive cashflow and some equity in good markets.