

1 Year Performance Projection

4 bed 2 bath built in 1995
 Memphis, TN 38141
 Home listed for another investor



Square Feet	1,317
Initial Market Value	\$ 93,000
Purchase Price	\$ 93,000
Downpayment	\$ 18,600
Loan Origination Fees	\$ 744
Depreciable Closing Costs	\$ 3,720
Other Closing Costs and Fixup	\$ 0
Initial Cash Invested	\$ 23,064
Cost per Square Foot	\$ 70
Monthly Rent per Square Foot	\$ 0.72

Income	Monthly	Annual
Gross Rent	\$ 950	\$ 11,400
Vacancy Losses	\$ -76	\$ -912
Operating Income	\$ 874	\$ 10,488

Expenses	Monthly	Annual
Property Taxes	\$ -96	\$ -1,162
Insurance	\$ -51	\$ -613
Management Fees	\$ -69	\$ -839
Leasing/Advertising Fees	\$ 0	\$ 0
Association Fees	\$ 0	\$ 0
Maintenance	\$ -76	\$ -912
Other	\$ 0	\$ 0
Operating Expenses	\$ -293	\$ -3,527

Net Performance	Monthly	Annual
Net Operating Income	\$ 580	\$ 6,960
- Mortgage Payments	\$ -376	\$ -4,523
= Cash Flow	\$ 203	\$ 2,437
+ Principal Reduction	\$ 100	\$ 1,200
+ First-Year Appreciation	\$ 310	\$ 3,720
= Gross Equity Income	\$ 613	\$ 7,357
+ Tax Savings	\$ 0	\$ 0
= GEI w/Tax Savings	\$ 613	\$ 7,357

Mortgage Info	First	Second
Loan-to-Value Ratio	80%	0%
Loan Amount	\$ 74,400	\$ 0
Monthly Payment	\$ 376.97	\$ 0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	4.500%	0.000%
Monthly PMI	\$ 0	

Financial Indicators	
Debt Coverage Ratio	1.54
Annual Gross Rent Multiplier	8
Monthly Gross Rent Multiplier	98
Capitalization Rate	7.5%
Cash on Cash Return	11%
Total Return on Investment	32%
Total ROI with Tax Savings	32%

Assumptions	
Real Estate Appreciation Rate	4%
Vacancy Rate	8%
Management Fee	8%
Maintenance Percentage	8%

Comments
This home features hardwood and tile, 2 year old ac, 1 year old water heater, New roof, and is in a great rental area!

*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.