

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,645.00	\$1,181.10	\$2,463.90	10.34%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$29,566.80	\$321,950.00	9.18%	10.34%

Property Information

Purchase Price:	\$286,000.00
Purchase Closing Costs:	\$35,950.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$321,950.00
After Repair Value	\$350,000.00

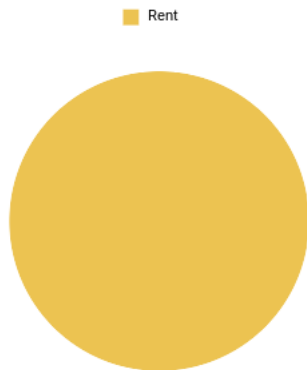


Property Description

<https://realtordr.com/property/rdr-41639/>

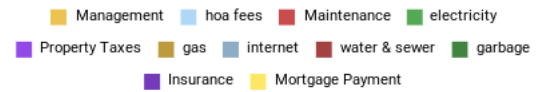
Down Payment:	\$286,000.00
Loan Amount:	\$0.00
Loan Points:	-
Loan Fees:	\$0.00
Loan Interest Rate:	-
Monthly P&I:	\$0.00

Income



Rent	\$3,645.00
Total	\$3,645.00

Expenses



electricity	\$100.00	gas	\$30.00
water & sewer	\$0.00	hoa fees	\$270.00
garbage	\$0.00	internet	\$30.00
Maintenance	\$109.35	Management	\$546.75
Insurance	\$0.00	Property Taxes	\$95.00
Mortgage Payment	\$0.00		
Total	\$1,181.10		

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Financial Projections

Total Initial Equity:	\$350,000.00		
Gross Rent Multiplier:	6.54		
Income-Expense Ratio (2% Rule):	1.13%		
Typical Cap Rate:	10.34%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	\$286,000.00		

50% Rule Cash Flow Estimates

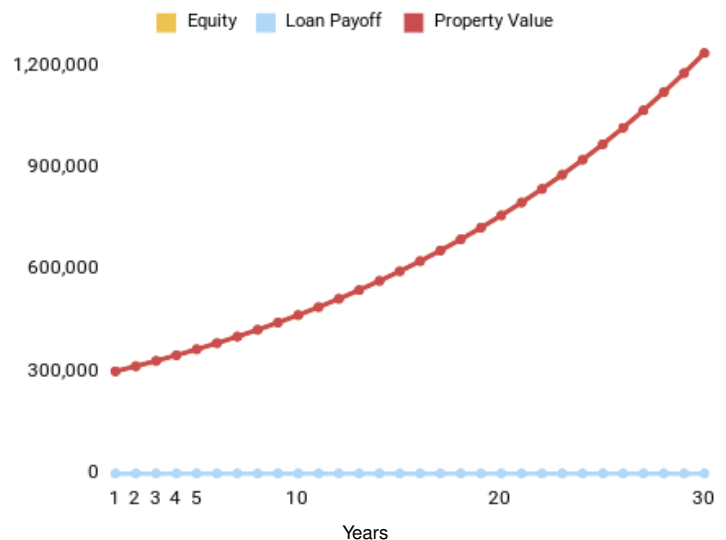
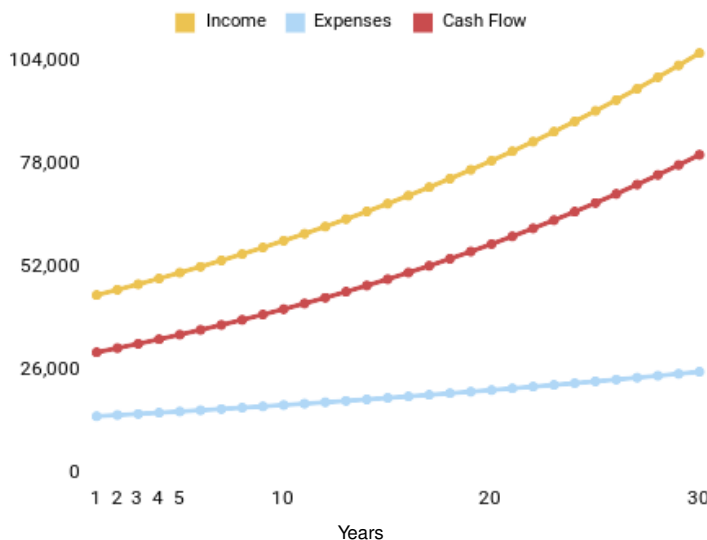
Total Monthly Income:	\$3,645.00
x50% for Expenses:	\$1,822.50
Monthly Payment/Interest Payment:	\$0.00
Total Monthly Cash Flow using 50% Rule:	\$1,822.50

Analysis Over Time

Annual Growth Assumptions	2%		3%		5%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$45,052	\$46,404	\$50,707	\$58,783	\$68,145	\$78,999	\$106,168
Total Annual Expenses	\$14,457	\$14,746	\$15,648	\$17,277	\$19,075	\$21,061	\$25,673
Total Annual Cashflow	\$30,596	\$31,658	\$35,058	\$41,506	\$49,070	\$57,939	\$80,496
Cash on Cash ROI	9.50%	9.83%	10.89%	12.89%	15.24%	18.00%	25.00%
Property Value	\$300,300	\$315,315	\$365,017	\$465,864	\$594,573	\$758,843	\$1,236,076
Equity	\$300,300	\$315,315	\$365,017	\$465,864	\$594,573	\$758,843	\$1,236,076
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$8,946	\$55,619	\$207,022	\$502,090	\$860,540	\$1,296,204	\$2,471,024
Annualized Total Return	3%	8%	10%	10%	9%	8%	7%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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Year Built

2023

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