

# Coming Soon



Disclaimer: All figures are subject to change and are not guaranteed. Renovations that are in progress and are subject to change. Inventory is subject to availability.

## PROPERTY CALCULATIONS

Purchase Price	<b>\$303,000</b>
Rent Range	<b>\$2300-\$2500</b>
Rent Used in Calculations 439: \$1,600 437: \$800	<b>\$2,400</b>
Annual Taxes	<b>\$1,350</b>
Annual Insurance	<b>\$1,705</b>
HOA Fees	<b>0</b>
Property Management Fees	<b>9%</b>
<b>Annual Net Income (cash)</b>	<b>\$23,153.00</b>
Annual Net Income (finance 20% 30 yr)	<b>\$7,669.39</b>

## PROPERTY FEATURES

Beds/Baths 439: 3/2 437:1/1	<b>4/3</b>
Garage/Carport	<b>N/A</b>
Year Built	<b>1930 &amp; 1954</b>
Lot Size	<b>~.41 Acres</b>
Property Size	<b>1,246 Ft<sup>2</sup> 500 Ft<sup>2</sup></b>
Basement	<b>N/A</b>
Completion Date	<b>Complete</b>

## CAP RATE

1 Year	5 Year	15 Year
<b>7.64%</b>	<b>8.60%</b>	<b>11.56%</b>

## LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$7,669.39	\$10,691.99	\$19,694.21
<b>10.12%</b>	<b>14.11%</b>	<b>26.00%</b>

## CAPITAL APPRECIATION

10 Year	20 Year	30 Year
<b>\$39,676</b>	<b>\$108,357</b>	<b>\$227,250</b>

Insurance Quote provided by Sean Perren State Farm 774-432-7775 sean.perren.nsdu@statefarm.com

Property Statistics	
Property Cost (Sales Price)	<b>\$303,000</b>
Monthly Rent Rate	<b>\$2,400.00</b>
Annual Insurance Premium	<b>\$1,705</b>
Annual Insurance (Change)	<b>3.00%</b>
Property Taxes	<b>\$1,350</b>
Property Tax (Change)	<b>3.00%</b>
Vacancy Rate	<b>4.00%</b>
Maintenance Expense %	<b>5.00%</b>
Maintenance Expense % (Change)	<b>3.00%</b>
HOA Dues (Annual)	<b>\$0.00</b>
HOA Dues (Annual Change)	<b>3.00%</b>
Property Management Costs	<b>9.00%</b>
Rent Appreciation	<b>3.00%</b>
Capital Appreciation After Yr. 1	<b>9.00%</b>

Principal Reduction (Per Year)		Annual Return (w/Princ Reduction)	Principal Reduction (Per Year)		Annual Return (w/Princ Reduction)
1	\$3,061.26	10.74%	16	\$6,972.28	15.91%
2	\$3,233.94	10.97%	17	\$7,365.57	16.43%
3	\$3,416.36	11.21%	18	\$7,781.05	16.97%
4	\$3,609.07	11.47%	19	\$8,219.96	17.55%
5	\$3,812.65	11.74%	20	\$8,683.63	18.17%
6	\$4,027.71	12.02%	21	\$9,173.45	18.81%
7	\$4,254.91	12.32%	22	\$9,690.91	19.50%
8	\$4,494.92	12.64%	23	\$10,237.55	20.22%
9	\$4,748.47	12.97%	24	\$10,815.03	20.98%
10	\$5,016.32	13.33%	25	\$11,425.08	21.79%
11	\$5,299.28	13.70%	26	\$12,069.55	22.64%
12	\$5,598.20	14.09%	27	\$12,750.36	23.53%
13	\$5,913.98	14.51%	28	\$13,469.58	24.48%
14	\$6,247.57	14.95%	29	\$14,229.37	25.49%
15	\$6,599.99	15.42%	30	\$15,032.02	26.55%

Financing Details	
Purchase Price	<b>\$303,000</b>
Down Payment %	<b>25.00%</b>
Down Payment \$	<b>\$75,750.00</b>
Interest Rate	<b>5.50%</b>
Years to Loan Maturity	<b>30</b>

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	<b>\$1,290.30</b>	<b>\$15,483.61</b>
Escrow Payment (Taxes & Ins)	<b>\$254.58</b>	<b>\$3,055.00</b>
Property Management	<b>\$216.00</b>	<b>\$2,592.00</b>
HOA Dues	<b>\$0.00</b>	<b>\$0.00</b>
Maintenance Expense	<b>\$120.00</b>	<b>\$1,440.00</b>
Rent Loss From Vacancy	<b>\$96.00</b>	<b>\$1,152.00</b>
<b>Total Estimated Expenses</b>	<b>\$1,976.88</b>	<b>\$23,722.61</b>

30 Year Investment	
IRR	<b>13.70%</b>
Cash-on-Cash Year 31	<b>65.88%</b>

<b>Est. Profit With Financing</b>	<b>\$423.12</b>	<b>\$5,077.39</b>
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This is your cash flow per month, and per year, after all investment expenses above. Longer loan terms result in higher monthly cash flow, while shorter loan terms result in a free-and-clear property more quickly.

