



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 FEATURES	
Beds/Baths	4/3
Garage/Carport	Carport
Year Built	1965
Lot Size	~.47 Acres
Property Size	1,800 Ft ²
Basement	N/A
Completion Date	Complete

PROPERTY CALCULATIONS	
Purchase Price	\$281,500
Rent Range	\$1900-\$2000
Rent Used in Calculations	\$1,950
Annual Taxes	\$1,295
Annual Insurance	\$664
HOA Fees	0
Property Management Fees	0%
Annual Net Income (cash)	\$21,441.00
Annual Net Income (finance 20% 30 yr)	\$6,097.07

CAP RATE		
1 Year	5 Year	15 Year
7.62%	8.57%	11.52%
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$6,097.07	\$8,788.10	\$17,087.51
10.83%	15.61%	30.35%
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
\$84,450	\$168,900	\$253,350

Insurance Quote provided by Jessica Green - State Farm 423.836.9370 jessica.green.fiy3@statefarm.com

Property Statistics	
Property Cost (Sales Price)	\$281,500
Monthly Rent Rate	\$1,950.00
Annual Insurance Premium	\$664
Annual Insurance (Change)	3.00%
Property Taxes	\$1,295
Property Tax (Change)	3.00%
Vacancy Rate	5.00%
Maintenance Expense %	5.00%
Maintenance Expense % (Change)	3.00%
HOA Dues (Annual)	\$0.00
HOA Dues (Annual Change)	3.00%
Property Management Costs	0.00%
Rent Appreciation	3.00%
Capital Appreciation After Yr. 1	3.00%

	Principal Reduction (Per Year)	Annual Return (w/Princ Reduction)		Principal Reduction (Per Year)	Annual Return (w/Princ Reduction)
1	\$3,033.65	12.06%	16	\$6,909.38	18.95%
2	\$3,204.77	12.37%	17	\$7,299.13	19.64%
3	\$3,385.54	12.69%	18	\$7,710.85	20.37%
4	\$3,576.51	13.03%	19	\$8,145.81	21.14%
5	\$3,778.26	13.38%	20	\$8,605.29	21.96%
6	\$3,991.38	13.76%	21	\$9,090.70	22.82%
7	\$4,216.52	14.16%	22	\$9,603.49	23.73%
8	\$4,454.37	14.59%	23	\$10,145.20	24.69%
9	\$4,705.63	15.03%	24	\$10,717.47	25.71%
10	\$4,971.06	15.50%	25	\$11,322.02	26.78%
11	\$5,251.47	16.00%	26	\$11,960.67	27.92%
12	\$5,547.70	16.53%	27	\$12,635.34	29.12%
13	\$5,860.63	17.08%	28	\$13,348.08	30.38%
14	\$6,191.22	17.67%	29	\$14,101.01	31.72%
15	\$6,540.45	18.29%	30	\$14,896.42	33.13%

Financing Details	
Purchase Price	\$281,500
Down Payment %	20.00%
Down Payment \$	\$56,300.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$1,278.66	\$15,343.93
Escrow Payment (Taxes & Ins)	\$163.25	\$1,959.00
Property Management	\$0.00	\$0.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$97.50	\$1,170.00
Rent Loss From Vacancy	\$97.50	\$1,170.00
Total Estimated Expenses	\$1,636.91	\$19,642.93

30 Year Investment	
IRR	13.26%
Cash-on-Cash Year 31	82.35%

Est. Profit With Financing	\$313.09	\$3,757.07
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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.

