



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	3/1
Garage/Carport	N/A
Year Built	1956
Lot Size	~.17 Acres
Property Size	1,200
Basement	N/A
Completion Date	Completed

PROPERTY CALCULATIONS	
Purchase Price	\$207,000
Rent Range	\$1450-\$1550
Rent Used in Calculations	\$1,500
Annual Taxes	\$765
Annual Insurance	\$1,011
HOA Fees	0
Property Management Fees	5%
Annual Net Income (cash)	\$15,324.00
Annual Net Income (finance 20% 30 yr)	\$4,040.90

CAP RATE		
1 Year	5 Year	15 Year
7.40%	8.33%	11.20%
LEVERAGED CASH-ON-CASH		
1 Year	5 Year	15 Year
\$4,040.90	\$6,014.84	\$11,963.89
9.76%	14.53%	28.90%
CAPITAL APPRECIATION		
10 Year	20 Year	30 Year
\$62,100	\$124,200	\$186,300

Insurance Quote provided by Sean Perren State Farm 770-432-7775 sean.perren.nsdu@statefarm.com

Property Statistics	
Property Cost (Sales Price)	\$207,000
Monthly Rent Rate	\$1,500.00
Annual Insurance Premium	\$1,011
Annual Insurance (Change)	3.00%
Property Taxes	\$765
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	5.00%
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	\$2,230.78	10.80%	16	\$5,080.79	17.69%
2	\$2,356.61	11.11%	17	\$5,367.39	18.38%
3	\$2,489.55	11.43%	18	\$5,670.15	19.11%
4	\$2,629.98	11.77%	19	\$5,989.99	19.88%
5	\$2,778.33	12.12%	20	\$6,327.87	20.70%
6	\$2,935.05	12.50%	21	\$6,684.81	21.56%
7	\$3,100.61	12.90%	22	\$7,061.89	22.47%
8	\$3,275.50	13.32%	23	\$7,460.23	23.43%
9	\$3,460.27	13.77%	24	\$7,881.05	24.45%
10	\$3,655.45	14.24%	25	\$8,325.60	25.52%
11	\$3,861.65	14.74%	26	\$8,795.23	26.66%
12	\$4,079.48	15.27%	27	\$9,291.35	27.86%
13	\$4,309.59	15.82%	28	\$9,815.46	29.12%
14	\$4,552.69	16.41%	29	\$10,369.13	30.46%
15	\$4,809.50	17.03%	30	\$10,954.03	31.87%

Financing Details	
Purchase Price	\$207,000
Down Payment %	20.00%
Down Payment \$	\$41,400.00
Interest Rate	5.50%
Years to Loan Maturity	30

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$940.26	\$11,283.10
Escrow Payment (Taxes & Ins)	\$148.00	\$1,776.00
Property Management	\$75.00	\$900.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$75.00	\$900.00
Rent Loss From Vacancy	\$75.00	\$900.00
Total Estimated Expenses	\$1,313.26	\$15,759.10

30 Year Investment	
IRR	12.44%
Cash-on-Cash Year 31	79.29%

Est. Profit With Financing	\$186.74	\$2,240.90
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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.

