



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	\$204,000
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)	\$4,204.42

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

CAP RATE

1 Year	5 Year	15 Year
7.51%	8.45%	11.36%

LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$4,204.42	\$6,178.37	\$12,127.41
10.30%	15.14%	29.72%

CAPITAL APPRECIATION

10 Year	20 Year	30 Year
\$61,200	\$122,400	\$183,600

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

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Property Statistics	
Property Cost (Sales Price)	\$204,000
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	\$2,198.45	11.28%	16	\$5,007.15	18.17%
2	\$2,322.46	11.59%	17	\$5,289.60	18.86%
3	\$2,453.46	11.91%	18	\$5,587.97	19.59%
4	\$2,591.86	12.25%	19	\$5,903.18	20.36%
5	\$2,738.06	12.60%	20	\$6,236.16	21.18%
6	\$2,892.51	12.98%	21	\$6,587.93	22.04%
7	\$3,055.67	13.38%	22	\$6,959.54	22.95%
8	\$3,228.03	13.81%	23	\$7,352.12	23.91%
9	\$3,410.12	14.25%	24	\$7,766.83	24.93%
10	\$3,602.48	14.72%	25	\$8,204.94	26.00%
11	\$3,805.68	15.22%	26	\$8,667.77	27.14%
12	\$4,020.36	15.75%	27	\$9,156.70	28.34%
13	\$4,247.14	16.30%	28	\$9,673.21	29.60%
14	\$4,486.71	16.89%	29	\$10,218.85	30.94%
15	\$4,739.79	17.51%	30	\$10,795.27	32.35%

Financing Details	
Purchase Price	\$204,000
Down Payment %	20.00%
Down Payment \$	\$40,800.00
Interest Rate	5.50%
Years to Loan Maturity	30

30 Year Investment	
IRR	12.75%
Cash-on-Cash Year 31	80.46%

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$926.63	\$11,119.58
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	\$1,299.63	\$15,595.58

Est. Profit With Financing	\$200.37	\$2,404.42
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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.

