



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	\$195,000
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 25% 30 yr)	\$5,359.30

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
7.86%	8.84%	11.89%

LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$5,359.30	\$7,333.25	\$13,282.29
10.99%	15.04%	27.25%

CAPITAL APPRECIATION

10 Year	20 Year	30 Year
\$58,500	\$117,000	\$175,500

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)	\$195,000
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	\$1,970.12	11.34%	16	\$4,487.11	16.51%
2	\$2,081.25	11.57%	17	\$4,740.22	17.02%
3	\$2,198.65	11.81%	18	\$5,007.60	17.57%
4	\$2,322.67	12.07%	19	\$5,290.07	18.15%
5	\$2,453.69	12.33%	20	\$5,588.47	18.76%
6	\$2,592.09	12.62%	21	\$5,903.71	19.41%
7	\$2,738.31	12.92%	22	\$6,236.72	20.09%
8	\$2,892.77	13.24%	23	\$6,588.52	20.82%
9	\$3,055.94	13.57%	24	\$6,960.17	21.58%
10	\$3,228.32	13.92%	25	\$7,352.78	22.38%
11	\$3,410.43	14.30%	26	\$7,767.53	23.23%
12	\$3,602.80	14.69%	27	\$8,205.68	24.13%
13	\$3,806.03	15.11%	28	\$8,668.54	25.08%
14	\$4,020.72	15.55%	29	\$9,157.52	26.09%
15	\$4,247.52	16.01%	30	\$9,674.07	27.15%

Financing Details	
Purchase Price	\$195,000
Down Payment %	25.00%
Down Payment \$	\$48,750.00
Interest Rate	5.50%
Years to Loan Maturity	30

30 Year Investment	
IRR	12.58%
Cash-on-Cash Year 31	67.34%

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$830.39	\$9,964.70
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	\$1,203.39	\$14,440.70

Est. Profit With Financing	\$296.61	\$3,559.30
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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.

