



Disclaimer: All figures, renovations, and inventory are subject to change. Inventory is based on availability. Insurance quotes are estimates and may vary. Actual rates may differ. This quote was provided by Jessica Green, State Farm (423-836-9370, jessica.green.fiy3@statefarm.com).

PROPERTY CALCULATIONS

Purchase Price	\$224,500
Rent Range	\$1580-\$1680
Rent Used in Calculations	\$1,630
Annual Taxes	\$1,466
Annual Insurance	\$1,850
HOA Fees	0
Property Management Fees	5%
Annual Net Income (cash)	\$15,266.45
Annual Net Income (finance 25% 30 yr)	\$3,794.27

PROPERTY FEATURES

Beds/Baths	3/2
Garage/Carport	N/A
Year Built	1920
Lot Size	~.28 Acres
Property Size	1,162 Ft²
Basement	N/A
Sewer/Septic	Sewer
Completion Date	Complete!

CAP RATE

1 Year	5 Year	15 Year
6.80%	7.65%	10.29%

LEVERAGED CASH-ON-CASH

1 Year	5 Year	15 Year
\$3,794.27	\$5,765.38	\$11,693.66
6.76%	10.27%	20.84%

CAPITAL APPRECIATION

10 Year	20 Year	30 Year
\$67,350	\$134,700	\$202,050

Property Statistics	
Property Cost (Sales Price)	\$224,500
Monthly Rent Rate	\$1,630.00
Annual Insurance Premium	\$1,850
Annual Insurance (Change)	3.00%
Property Taxes	\$1,466
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	\$2,268.16	7.32%	16	\$5,165.93	12.48%
2	\$2,396.10	7.54%	17	\$5,457.33	13.00%
3	\$2,531.26	7.79%	18	\$5,765.16	13.55%
4	\$2,674.05	8.04%	19	\$6,090.36	14.13%
5	\$2,824.88	8.31%	20	\$6,433.91	14.74%
6	\$2,984.23	8.59%	21	\$6,796.83	15.39%
7	\$3,152.56	8.89%	22	\$7,180.23	16.07%
8	\$3,330.39	9.21%	23	\$7,585.25	16.79%
9	\$3,518.25	9.54%	24	\$8,013.12	17.55%
10	\$3,716.71	9.90%	25	\$8,465.12	18.36%
11	\$3,926.36	10.27%	26	\$8,942.62	19.21%
12	\$4,147.84	10.67%	27	\$9,447.05	20.11%
13	\$4,381.81	11.08%	28	\$9,979.94	21.06%
14	\$4,628.98	11.52%	29	\$10,542.89	22.06%
15	\$4,890.09	11.99%	30	\$11,137.59	23.12%

Financing Details	
Purchase Price	\$224,500
Down Payment %	25.00%
Down Payment \$	\$56,125.00
Interest Rate	5.50%
Years to Loan Maturity	30

30 Year Investment	
IRR	10.03%
Cash-on-Cash Year 31	57.56%

Expenses With Financing	Monthly	Annual
Est. Loan Payment (Princ. & Int)	\$956.01	\$11,472.18
Escrow Payment (Taxes & Ins)	\$276.30	\$3,315.55
Property Management	\$81.50	\$978.00
HOA Dues	\$0.00	\$0.00
Maintenance Expense	\$81.50	\$978.00
Rent Loss From Vacancy	\$81.50	\$978.00
Total Estimated Expenses	\$1,476.81	\$17,721.73

Est. Profit With Financing	\$153.19	\$1,838.27
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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.

