

Gross Monthly Income

Monthly Rental Income Unit#1

Monthly Expenses

City and County Taxes:

Insurance:

Water:

User Fee (Garbage)

lawn / Snow

Gas/Electric

Maintenance (10%)

Management (10% Rent)

Total Monthly Expenses

Cash Flow

Net Purchase Price

Down payment

Closing Costs Est.

Finance Amount #1

Mortgage Est. Monthly

Mortgage Est.

Yearly Cash Flow:

Cash on Cash

Additional Income

Principal pay down est.

Tax Benefit from Depreciation

Appreciation approx. 5%

Total Realized Income (net cash flow+Depreciation+Appreciation)

Annual Cash on Cash ROI:

Cap Rate:

less than:

After financing in place leaseback of 20%

Net Cash Down

Property Info

Parcel#

Plat Book/Page

Frontage

Depth

Square Ft.

Year Built

Bed Rooms

Baths

Totals 5	920 24	1439 james	3509 Queensboro	1334 30	3163 16
\$5,750	\$1,250	\$1,300	\$950	\$1,250	\$1,000
\$821 14.27%	\$206 16.50%	\$178 13.70%	\$161 16.91%	\$156 12.51%	\$119 11.92%
\$500 8.70%	\$100 8.00%	\$100 7.69%	\$100 10.53%	\$100 8.00%	\$100 10.00%
Tenant Pays	Tenant Pays	Tenant Pays	Tenant Pays	Tenant Pays	Tenant Pays
Tenant Pays	Tenant Pays	Tenant Pays	Tenant Pays	Tenant Pays	Tenant Pays
Tenant Pays	Tenant Pays	Tenant Pays	Tenant Pays	Tenant Pays	Tenant Pays
Tenant Pays	Tenant Pays	Tenant Pays	Tenant Pays	Tenant Pays	Tenant Pays
\$250 4.35%	\$50 4.00%	\$50 3.85%	\$50 5.26%	\$50 4.00%	\$50 5.00%
Optional	Optional	Optional	Optional	Optional	Optional
\$1,571 27.32%	\$356 28.50%	\$328 25.24%	\$311 32.70%	\$306 24.51%	\$269 26.92%
\$4,179	\$894	\$972	\$639	\$944	\$731
\$465,938	\$98,625	\$99,250	\$85,625	\$97,125	\$85,313
\$116,484 25.00%	\$24,656 25.00%	\$24,813 25.00%	\$21,406 25.00%	\$24,281 25.00%	\$21,328 25.00%
\$13,978 3.00%	\$2,959 3.00%	\$2,978 3.00%	\$2,569 3.00%	\$2,914 3.00%	\$2,559 3.00%
\$349,453 75.00%	\$73,969 75.00%	\$74,438 75.00%	\$64,219 75.00%	\$72,844 75.00%	\$63,984 75.00%
\$2,095	\$443	\$446	\$385	\$437	\$384
\$25,142 5.40%	\$5,322 7.19%	\$5,355 7.19%	\$4,620 7.19%	\$5,241 7.19%	\$4,603 7.19%
\$50,152 10.76%	\$10,724 10.87%	\$11,663 11.75%	\$7,672 8.96%	\$11,323 11.66%	\$8,769 10.28%
\$25,010 107.35%	\$5,403 109.56%	\$6,308 127.10%	\$3,051 71.27%	\$6,083 125.25%	\$4,166 97.66%
\$3,495 0.75%	\$740 0.75%	\$744 0.75%	\$642 0.75%	\$728 0.75%	\$640 0.75%
\$3,812 0.82%	\$807 0.82%	\$812 0.82%	\$701 0.82%	\$795 0.82%	\$698 0.82%
\$17,473 3.75%	\$3,698 3.75%	\$3,722 3.75%	\$3,211 3.75%	\$3,642 3.75%	\$3,199 3.75%
\$71,437 20.44%	\$15,230 20.59%	\$16,197 21.76%	\$11,583 18.04%	\$15,760 21.64%	\$12,667 19.80%
306.64%	308.84%	326.39%	270.56%	324.54%	296.95%
13.45%	13.59%	14.69%	11.20%	14.57%	12.85%
1 year	1 Years	1 Years	1 Years	1 Years	1 Years
\$93,188	\$19,725	\$19,850	\$17,125	\$19,425	\$17,063
\$23,297 5.00%	\$4,931 5.00%	\$4,963 5.00%	\$4,281 5.00%	\$4,856 5.00%	\$4,266 5.00%
36-31-16-65376-000-0220	25-31-16-17694-000-0120	27-31-16-75402-000-0550	26-31-16-72846-000-0440	26-31-16-89676-002-0100	
019/042	010/005	005/081	008/009	009/096	
61.5	53	100	45	99	
0	102	120	124	112	
1720	1148	840	1302	1224	
1910	1946	1925	1952	1925	
5	5	3	5	3	
2	2	1	1	1	

Variables

<u>Down Payment</u>	25%
<u>Closing Costs</u>	3%
<u>Interest Rate</u>	6%
<u>Mortgage Term</u>	30
<u>Finance % #1</u>	75%
<u>Finance % #2</u>	20%
<u>Net Purchase Price</u>	5
<u>leaseback</u>	20%