

1 Year Performance Projection

Jackson home built in 1964
 Jackson, MS 39212
 3 bedroom 2 bath turnkey investment property



Square Feet	1,512
Initial Market Value	\$ 60,000
Purchase Price	\$ 60,000
Downpayment	\$ 15,000
Loan Origination Fees	\$ 450
Depreciable Closing Costs	\$ 2,400
Other Closing Costs and Fixup	\$ 1,000
Initial Cash Invested	\$ 18,850
Cost per Square Foot	\$ 39
Monthly Rent per Square Foot	\$ 0.60

Income	Monthly	Annual
Gross Rent	\$ 900	\$ 10,800
Vacancy Losses	\$ -72	\$ -864
Operating Income	\$ 828	\$ 9,936

Expenses	Monthly	Annual
Property Taxes	\$ -100	\$ -1,200
Insurance	\$ -30	\$ -360
Management Fees	\$ -66	\$ -794
Leasing/Advertising Fees	\$ -31	\$ -375
Association Fees	\$ 0	\$ 0
Maintenance	\$ -72	\$ -864
Other	\$ 0	\$ 0
Operating Expenses	\$ -299	\$ -3,593

Net Performance	Monthly	Annual
Net Operating Income	\$ 528	\$ 6,342
- Mortgage Payments	\$ -241	\$ -2,898
= Cash Flow	\$ 286	\$ 3,443
+ Principal Reduction	\$ 55	\$ 663
+ First-Year Appreciation	\$ 300	\$ 3,600
= Gross Equity Income	\$ 642	\$ 7,707
+ Tax Savings	\$ 0	\$ 0
= GEI w/Tax Savings	\$ 642	\$ 7,707

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$ 45,000	\$ 0
Monthly Payment	\$ 241.57	\$ 0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	5.000%	0.000%
Monthly PMI	\$ 0	

Financial Indicators	
Debt Coverage Ratio	2.19
Annual Gross Rent Multiplier	6
Monthly Gross Rent Multiplier	67
Capitalization Rate	10.6%
Cash on Cash Return	18%
Total Return on Investment	41%
Total ROI with Tax Savings	41%

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	8%
Maintenance Percentage	8%

Comments
 Great cash flow on this property. This one has great curb appeal and is located on a quiet street in a high demand rental area.

*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.