

1 Year Performance Projection

Jackson home built in 1963

Jackson, MS 39212

Great turnkey



Square Feet	1,754
Initial Market Value	\$ 58,000
Purchase Price	\$ 58,000
Downpayment	\$ 14,500
Loan Origination Fees	\$ 435
Depreciable Closing Costs	\$ 2,320
Other Closing Costs and Fixup	\$ 1,000
Initial Cash Invested	\$ 18,255
Cost per Square Foot	\$ 33
Monthly Rent per Square Foot	\$ 0.51

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

Expenses	Monthly	Annual
Property Taxes	\$ -96	\$ -1,160
Insurance	\$ -29	\$ -348
Management Fees	\$ -66	\$ -794
Leasing/Advertising Fees	\$ -31	\$ -375
Association Fees	\$ 0	\$ 0
Maintenance	\$ -72	\$ -864
Other	\$ 0	\$ 0
Operating Expenses	\$ -295	\$ -3,541

Net Performance	Monthly	Annual
Net Operating Income	\$ 532	\$ 6,394
- Mortgage Payments	\$ -233	\$ -2,802
= Cash Flow	\$ 299	\$ 3,591
+ Principal Reduction	\$ 53	\$ 641
+ First-Year Appreciation	\$ 290	\$ 3,480
= Gross Equity Income	\$ 642	\$ 7,713
+ Tax Savings	\$ 0	\$ 0
= GEI w/Tax Savings	\$ 642	\$ 7,713

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$ 43,500	\$ 0
Monthly Payment	\$ 233.52	\$ 0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	5.000%	0.000%
Monthly PMI	\$ 0	

Financial Indicators	
Debt Coverage Ratio	2.28
Annual Gross Rent Multiplier	5
Monthly Gross Rent Multiplier	64
Capitalization Rate	11.0%
Cash on Cash Return	20%
Total Return on Investment	42%
Total ROI with Tax Savings	42%

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

Comments	
3 bedroom 1.5 bath house with great curb appeal in Jackson, MS., Located on a quiet street in a centrally located area with high rental demand. Currently being completely renovated and will be available June 10th.	

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