

Investment Property Analysis

<i>Purchase</i>		
Cost of property	725,000	
Cost to Make Rent Ready	- 0	
Closing Costs		
Down Paymet		%
<i>Total Capital Required</i>		
Years To Payoff	- 0	
Interest	0.00%	
<i>Leverage</i>		

Income

Rents	\$ 9,360	
Utilities	\$ 568	
<i>Gross Potential Income</i>		
	\$ 119,136	
Vacancy	\$ (7,148)	6.00%
<i>Effective Gross Income</i>	\$ 111,988	

Expenses

		%
Maintenance*	\$ (13,439)	12.00%
Management	\$ (7,839)	7.00%
Utilities^	\$ -	
Additional Expenses**	\$ -	
Insurance	\$ (4,765)	
Taxes	\$ (7,762)	
Total	\$ (33,805)	30.19%
<i>Net Operating Income</i>	\$ 78,183	
<i>Debt Service</i>		
<i>Cashflow</i>		

*capital expenditures and other general maintenance

^water, sewer, garbage, gas, and other utilities

**lawn care, snow removal, HOA fees, and other additional expenses

Depreciation Analysis (Please verify with your accountant)

Schedule		Amt
27.5		\$ 543,750
5.0		\$ 58,000

Returns Analysis

<i>Cashflow</i>		
Principal Paydown		\$ - 0
Tax Exposure Decrease		\$ 12,549.09
Total		

Return On Investment

historically insurance is around .31% of purchase price if you don't know exact number (this

\$ 19,773	75%
\$ 11,600	8%

<u>C on C Return</u>	<u>Caprate</u>
	10.78%
<i>Tax Bracket</i>	
	40%