

1 Year Performance Projection

1 Year Occupancy & Maintenance Warranty Included!

Liberty Twp., OH 45044

4 bdrm, 2.5 bath



Square Feet	2,723
Initial Market Value	\$239,900
Purchase Price	\$239,900
Downpayment	\$59,975
Loan Origination Fees	\$1,799
Depreciable Closing Costs	\$6,093
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$67,868
Cost per Square Foot	\$88
Monthly Rent per Square Foot	\$0.73

Income	Monthly	Annual
Gross Rent	\$1,995	\$23,940
Vacancy Losses	-\$160	-\$1,915
Operating Income	\$1,835	\$22,025

Expenses	Monthly	Annual
Property Taxes	-\$240	-\$2,879
Insurance	-\$34	-\$408
Management Fees	-\$165	-\$1,982
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$100	-\$1,197
Other	-\$0	-\$0
Operating Expenses	-\$539	-\$6,466

Net Performance	Monthly	Annual
Net Operating Income	\$1,297	\$15,559
- Mortgage Payments	-\$939	-\$11,263
= Cash Flow	\$358	\$4,296
+ Principal Reduction	\$231	\$2,776
+ First-Year Appreciation	\$1,200	\$14,394
= Gross Equity Income	\$1,789	\$21,466
+ Tax Savings	\$4	\$44
= GEI w/Tax Savings	\$1,793	\$21,510

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$179,925	\$0
Monthly Payment	\$938.57	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	4.750%	0.000%
Monthly PMI	\$0	

Financial Indicators		
Debt Coverage Ratio		1.38
Annual Gross Rent Multiplier		10
Monthly Gross Rent Multiplier		120
Capitalization Rate		6.5%
Cash on Cash Return		6%
Total Return on Investment		32%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange		

Assumptions		
Real Estate Appreciation Rate		6%
Vacancy Rate		8%
Management Fee		9%
Maintenance Percentage		5%

Comments	
Beautiful 2-story colonial home in the award winning La	
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.	