

1 Year Performance Projection

Southaven Property Available!
 Southaven, MS 38671
 3 bdrms, 2 baths, built in 2011



Square Feet	1,643
Initial Market Value	\$127,900
Purchase Price	\$127,900
Downpayment	\$31,975
Loan Origination Fees	\$959
Depreciable Closing Costs	\$5,116
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$38,050
Cost per Square Foot	\$78
Monthly Rent per Square Foot	\$0.70

Income	Monthly	Annual
Gross Rent	\$1,150	\$13,800
Vacancy Losses	-\$92	-\$1,104
Operating Income	\$1,058	\$12,696

Expenses	Monthly	Annual
Property Taxes	-\$182	-\$2,187
Insurance	-\$58	-\$691
Management Fees	-\$95	-\$1,143
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$34	-\$414
Other	-\$0	-\$0
Operating Expenses	-\$370	-\$4,434

Net Performance	Monthly	Annual
Net Operating Income	\$688	\$8,262
- Mortgage Payments	-\$500	-\$6,005
= Cash Flow	\$188	\$2,257
+ Principal Reduction	\$123	\$1,480
+ First-Year Appreciation	\$640	\$7,674
= Gross Equity Income	\$951	\$11,411
+ Tax Savings	\$5	\$58
= GEI w/Tax Savings	\$956	\$11,469

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$95,925	\$0
Monthly Payment	\$500.39	\$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	9
Monthly Gross Rent Multiplier	111
Capitalization Rate	6.5%
Cash on Cash Return	6%
Total Return on Investment	30%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	9%
Maintenance Percentage	3%

Comments
3 bedrooms, two bathrooms, 1643 square feet, two car ga
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.