

## Property Details and ROI Sheet

**3734 Oakmoor Cir E, Bartlett, TN 38135**

| House Details              | Built 1994   |
|----------------------------|--------------|
| Bed Rooms                  | 4            |
| Bath Rooms                 | 2.5          |
| Basement                   | None         |
| Living Area Sq Footage     | 2373         |
| Lot Sq Footage             | 11,292       |
| Exterior                   | Brick        |
| Parking                    | 2 Car Garage |
| Heating                    | Central      |
| A/C                        | Central      |
| Replacement Cost (\$75/ft) | \$177,975    |
| Current Value (ARV)        | \$185,000    |
| County Assessment          | \$163,600    |

| Approved Rent Range | Low     | High    |
|---------------------|---------|---------|
|                     | \$1,600 | \$1,700 |

| Loan Assumptions | Int Rate | Yrs Am |
|------------------|----------|--------|
|                  | N/A      | N/A    |

### PROPERTY PERFORMANCE SNAPSHOT

|                              |                 |
|------------------------------|-----------------|
| <b>Monthly Cash Flow</b>     | <b>\$1,242</b>  |
| <b>Yearly Cash Flow</b>      | <b>\$14,906</b> |
| <b>Cap Rate</b>              | <b>8.1%</b>     |
| <b>Gross Rent Multiplier</b> | <b>9.34</b>     |
| <b>Cash on Cash ROI</b>      | <b>8.1%</b>     |

### Cash Purchase ROI Yearly Snapshot

|                                |                  |
|--------------------------------|------------------|
| Purchase Price                 | <b>\$184,900</b> |
| Monthly Rent (Middle of Range) | \$1,650          |
| Yearly Rent Income             | <b>\$19,800</b>  |
| Gross Yearly Return            | <b>10.7%</b>     |
| Property Taxes / Yr            | \$2,470          |
| Management Fee / Yr(8%)        | \$1,584          |
| Insurance / Yr (Estimate)      | \$720            |
| HOA Fees / Yr                  | \$120            |
| Maintenance Allowance          | \$0              |
| Vacancy Allowance              | \$0              |
| Total Yearly Cost              | \$4,894          |
| Net Yearly Income              | <b>\$14,906</b>  |
| Net Yearly Return              | <b>8.1%</b>      |

### Cash Purchase ROI Monthly Snapshot

|                                |                  |
|--------------------------------|------------------|
| Purchase Price                 | <b>\$184,900</b> |
| Monthly Rent (Middle of Range) | \$1,650          |
| Yearly Rent Income             | <b>\$19,800</b>  |
| Gross Yearly Return            | <b>10.7%</b>     |
| Property Taxes/Mthly           | \$206            |
| Management Fee/Mthly (8%)      | \$132            |
| Insurance/Mthly (Estimate)     | \$60             |
| Maint Allowance/Mthly Omit     | \$0              |
| Vacancy Allowance/Mthly Omit   | \$0              |
| HOA/Mthly (If Applicable)      | \$10             |
| Total Montly Cost              | <b>\$408</b>     |
| Net Monthly Cash Flow          | <b>\$1,242</b>   |
| Net Yearly Return              | <b>8.1%</b>      |



**Please contact Camela Henke at the following**

Cell (901) 626-2990 Office (901) 867-1000 Fax (901) 451-5204

Or Email at [CHenke@EnterpriseRealtors.com](mailto:CHenke@EnterpriseRealtors.com)

[InvestInMemphis.com](http://InvestInMemphis.com)