

## 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
	4.75%	30

### PROPERTY PERFORMANCE SNAPSHOT

<b>Monthly Cash Flow</b>	<b>\$481</b>
<b>Yearly Cash Flow</b>	<b>\$5,767</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>13.3%</b>

### Financed Purchase ROI Yearly Snapshot

<b>Purchase Price</b>	<b>\$184,900</b>
Closing Cost & Prepays	\$6,472
<b>Total Out of Pocket Expense</b>	<b>\$43,452</b>
Monthly Rent (Middle of Range)	\$1,650
<b>Yearly Rent Income</b>	<b>\$19,800</b>
<b>Gross Yearly Return</b>	<b>10.7%</b>
Yrly Loan Cost (Princ & Int)	\$9,259
Property Taxes / Yr	\$2,470
Management Fee / Yr(8%)	\$1,584
Insurance / Yr (Estimate)	\$720
HOA Fees / Yr	\$0
Maintenance Allowance	\$0
Vacancy Allowance	\$0
<b>Total Yearly Cost</b>	<b>\$14,033</b>
<b>Net Yearly Income</b>	<b>\$5,767</b>
<b>Net Yearly Return (w/o main &amp; vac)</b>	<b>13.3%</b>



### Financed Purchase ROI Monthly Snapshot

<b>Purchase Price</b>	<b>\$184,900</b>
Closing Cost & Prepays	\$6,472
<b>Total Out of Pocket Expense</b>	<b>\$43,452</b>
Monthly Rent (Middle of Range)	\$1,650
<b>Yearly Rent Income</b>	<b>\$19,800</b>
Loan Payment (Princ & Int)	\$772
Property Taxes/Mthly	\$206
Management Fee/Mthly (8%)	\$132
Insurance/Mthly (Estimate)	\$60
Maint Allowance/Mthly	\$0
Vacancy Allowance/Mthly	\$0
HOA/Mthly (If Applicable)	\$0
<b>Total Monthly Cost</b>	<b>\$1,169</b>
<b>Net Monthly Cash Flow</b>	<b>\$481</b>
<b>Net Yearly Return (w/o main &amp; vac)</b>	<b>13.3%</b>



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