

Property Details and ROI Sheet

4268 Sunnyslope Dr, Memphis TN 38141

House Details	Built 1974
Bed Rooms	3
Bath Rooms	2
Basement	None
Living Area Sq Footage	1700
Lot Sq Footage	8,400
Exterior	Vinyl Siding
Parking	1 Car Carport
Heating	Central
A/C	Central
Replacement Cost (\$75/ft)	\$127,500
Current Value (ARV)	\$100,000
County Assessment	\$67,100

Approved Rent Range	Low	High
	\$950	\$1,000

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

PROPERTY PERFORMANCE SNAPSHOT

Monthly Cash Flow	\$718
Yearly Cash Flow	\$8,619
Cap Rate	8.6%
Gross Rent Multiplier	8.55
Cash on Cash ROI	8.6%

Cash Purchase ROI Yearly Snapshot

Purchase Price	\$100,000
Monthly Rent (Middle of Range)	\$975
Yearly Rent Income	\$11,700
Gross Yearly Return	11.7%
Property Taxes / Yr	\$1,305
Management Fee / Yr(8%)	\$936
Insurance / Yr (Estimate)	\$720
HOA Fees / Yr	\$120
Maintenance Allowance	\$0
Vacancy Allowance	\$0
Total Yearly Cost	\$3,081
Net Yearly Income	\$8,619
Net Yearly Return	8.6%

Cash Purchase ROI Monthly Snapshot

Purchase Price	\$100,000
Monthly Rent (Middle of Range)	\$975
Yearly Rent Income	\$11,700
Gross Yearly Return	11.7%
Property Taxes/Mthly	\$109
Management Fee/Mthly (8%)	\$78
Insurance/Mthly (Estimate)	\$60
Maint Allowance/Mthly Omit	\$0
Vacancy Allowance/Mthly Omit	\$0
HOA/Mthly (If Applicable)	\$10
Total Montly Cost	\$257
Net Monthly Cash Flow	\$718
Net Yearly Return	8.6%



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