

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
	\$975	\$1,025

Loan Assumptions	Int Rate	Yrs Am
	4.75%	30

PROPERTY PERFORMANCE SNAPSHOT

Monthly Cash Flow	\$237
Yearly Cash Flow	\$2,842
Cap Rate	7.9%
Gross Rent Multiplier	8.33
Cash on Cash ROI	11.6%

Financed Purchase ROI Yearly Snapshot

Purchase Price	\$100,000
Closing Cost & Prepays	\$4,580
Total Out of Pocket Expense	\$24,580
Monthly Rent (Middle of Range)	\$1,000
Yearly Rent Income	\$12,000
Gross Yearly Return	12.0%
Yrly Loan Cost (Princ & Int)	\$5,008
Property Taxes / Yr	\$2,470
Management Fee / Yr(8%)	\$960
Insurance / Yr (Estimate)	\$720
HOA Fees / Yr	\$0
Maintenance Allowance	\$0
Vacancy Allowance	\$0
Total Yearly Cost	\$9,158
Net Yearly Income	\$2,842
Net Yearly Return (w/o main & vac)	11.6%



Financed Purchase ROI Monthly Snapshot

Purchase Price	\$100,000
Closing Cost & Prepays	\$4,580
Total Out of Pocket Expense	\$24,580
Monthly Rent (Middle of Range)	\$1,000
Yearly Rent Income	\$12,000
Loan Payment (Princ & Int)	\$417
Property Taxes/Mthly	\$206
Management Fee/Mthly (8%)	\$80
Insurance/Mthly (Estimate)	\$60
Maint Allowance/Mthly	\$0
Vacancy Allowance/Mthly	\$0
HOA/Mthly (If Applicable)	\$0
Total Monthly Cost	\$763
Net Monthly Cash Flow	\$237
Net Yearly Return (w/o main & vac)	11.6%



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

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