

## Property Details and ROI Sheet

**6099 Belle Forest Dr, Memphis TN 38115**

House Details	Built 1981
Bed Rooms	4
Bath Rooms	2
Basement	None
Living Area Sq Footage	1621
Lot Sq Footage	10,125
Exterior	Brick and Wood
Parking	2 car garage
Heating	Central
A/C	Central
Replacement Cost (\$75/ft)	\$121,575
Current Value (ARV)	\$120,000
County Assessment	\$87,800

Approved Rent Range	Low	High
	\$1,050	\$1,100

Loan Assumptions	Int Rate	Yrs Am
	4.75%	30

### PROPERTY PERFORMANCE SNAPSHOT

Monthly Cash Flow	<b>\$307</b>
Yearly Cash Flow	<b>\$3,683</b>
Cap Rate	<b>8.2%</b>
Gross Rent Multiplier	<b>8.91</b>
Cash on Cash ROI	<b>13.4%</b>

### Financed Purchase ROI Yearly Snapshot

Purchase Price	<b>\$115,000</b>
Closing Cost & Prepays	\$4,557
Total Out of Pocket Expense	<b>\$27,557</b>
Monthly Rent (Middle of Range)	\$1,075
Yearly Rent Income	<b>\$12,900</b>
Gross Yearly Return	<b>11.2%</b>
Yrly Loan Cost (Princ & Int)	\$5,759
Property Taxes / Yr	\$1,706
Management Fee / Yr(8%)	\$1,032
Insurance / Yr (Estimate)	\$720
HOA Fees / Yr	\$0
Maintenance Allowance	\$0
Vacancy Allowance	\$0
Total Yearly Cost	\$9,217
Net Yearly Income	<b>\$3,683</b>
Net Yearly Return (w/o main & vac)	<b>13.4%</b>



### Financed Purchase ROI Monthly Snapshot

Purchase Price	<b>\$115,000</b>
Closing Cost & Prepays	\$4,557
Total Out of Pocket Expense	<b>\$27,557</b>
Monthly Rent (Middle of Range)	\$1,075
Yearly Rent Income	<b>\$12,900</b>
Loan Payment (Princ & Int)	\$480
Property Taxes/Mthly	\$142
Management Fee/Mthly (8%)	\$86
Insurance/Mthly (Estimate)	\$60
Maint Allowance/Mthly	\$0
Vacancy Allowance/Mthly	\$0
HOA/Mthly (If Applicable)	\$0
Total Monthly Cost	<b>\$768</b>
Net Monthly Cash Flow	<b>\$307</b>
Net Yearly Return (w/o main & vac)	<b>13.4%</b>



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