

Property Details and ROI Sheet

3833 Twinmont Ave, Memphis TN 38128

House Details	Built 1972
Bed Rooms	3
Bath Rooms	2
Basement	None
Living Area Sq Footage	1480
Lot Sq Footage	9,350
Exterior	Brick
Parking	2 Car Garage
Heating	Central
A/C	Central
Replacement Cost (\$75/ft)	\$111,000
Current Value (ARV)	\$87,000
County Assessment	\$54,900

Approved Rent Range	Low	High
	\$875	\$925

Loan Assumptions	Int Rate	Yrs Am
	4.75%	30

PROPERTY PERFORMANCE SNAPSHOT

Monthly Cash Flow	\$303
Yearly Cash Flow	\$3,635
Cap Rate	9.2%
Gross Rent Multiplier	8.06
Cash on Cash ROI	16.6%

Financed Purchase ROI Yearly Snapshot

Purchase Price	\$87,000
Closing Cost & Prepays	\$4,543
Total Out of Pocket Expense	\$21,943
Monthly Rent (Middle of Range)	\$900
Yearly Rent Income	\$10,800
Gross Yearly Return	12.4%
Yrly Loan Cost (Princ & Int)	\$4,357
Property Taxes / Yr	\$1,224
Management Fee / Yr(8%)	\$864
Insurance / Yr (Estimate)	\$720
HOA Fees / Yr	\$0
Maintenance Allowance	\$0
Vacancy Allowance	\$0
Total Yearly Cost	\$7,165
Net Yearly Income	\$3,635
Net Yearly Return (w/o main & vac)	16.6%



Financed Purchase ROI Monthly Snapshot

Purchase Price	\$87,000
Closing Cost & Prepays	\$4,543
Total Out of Pocket Expense	\$21,943
Monthly Rent (Middle of Range)	\$900
Yearly Rent Income	\$10,800
Loan Payment (Princ & Int)	\$363
Property Taxes/Mthly	\$102
Management Fee/Mthly (8%)	\$72
Insurance/Mthly (Estimate)	\$60
Maint Allowance/Mthly	\$0
Vacancy Allowance/Mthly	\$0
HOA/Mthly (If Applicable)	\$0
Total Monthly Cost	\$597
Net Monthly Cash Flow	\$303
Net Yearly Return (w/o main & vac)	16.6%



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