

## Property Details and ROI Sheet

**1199 Parkrose Ave Memphis, TN 38109**

House Details	Built 1970
Bed Rooms	4
Bath Rooms	1.5
Basement	None
Living Area Sq Footage	1970
Lot Sq Footage	10,875
Exterior	Brick / Wood
Parking	1 car garage
Heating	Central
A/C	Central
Replacement Cost (\$75/ft)	\$1,077
Current Value (ARV)	\$65,000
County Assessment	\$65,000

Approved Rent Range	Low	High
	\$775	\$825

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

### PROPERTY PERFORMANCE SNAPSHOT

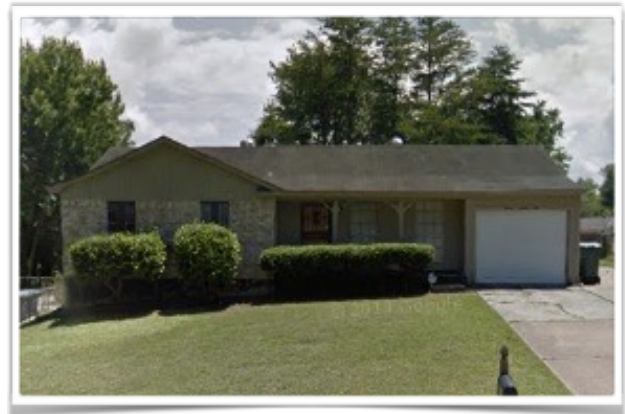
<b>Monthly Cash Flow</b>	<b>\$597</b>
<b>Yearly Cash Flow</b>	<b>\$7,169</b>
<b>Cap Rate</b>	<b>11.0%</b>
<b>Gross Rent Multiplier</b>	<b>6.77</b>
<b>Cash on Cash ROI</b>	<b>11.0%</b>

### Cash Purchase ROI Yearly Snapshot

<b>Purchase Price</b>	<b>\$65,000</b>
Monthly Rent (Middle of Range)	\$800
Yearly Rent Income	<b>\$9,600</b>
Gross Yearly Return	<b>14.8%</b>
Property Taxes / Yr	\$943
Management Fee / Yr(8%)	\$768
Insurance / Yr (Estimate)	\$720
HOA Fees / Yr	\$0
Maintenance Allowance	\$0
Vacancy Allowance	\$0
<b>Total Yearly Cost</b>	\$2,431
Net Yearly Income	<b>\$7,169</b>
<b>Net Yearly Return</b>	<b>11.0%</b>

### Cash Purchase ROI Monthly Snapshot

<b>Purchase Price</b>	<b>\$65,000</b>
Monthly Rent (Middle of Range)	\$800
Yearly Rent Income	<b>\$9,600</b>
Gross Yearly Return	<b>14.8%</b>
Property Taxes/Mthly	\$79
Management Fee/Mthly (8%)	\$64
Insurance/Mthly (Estimate)	\$60
Maint Allowance/Mthly Omit	\$0
Vacancy Allowance/Mthly Omit	\$0
HOA/Mthly (If Applicable)	\$0
<b>Total Montly Cost</b>	<b>\$203</b>
Net Monthly Cash Flow	<b>\$597</b>
<b>Net Yearly Return</b>	<b>11.0%</b>



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