

## Property Details and ROI Sheet

**3118 Estes St Memphis TN 38115**

House Details	Built 1967
Bed Rooms	4
Bath Rooms	2
Basement	None
Living Area Sq Footage	2052
Lot Sq Footage	8,260
Exterior	Brick
Parking	1 Car Carport
Heating	Central
A/C	Central
Replacement Cost (\$75/ft)	\$153,900
Current Value (ARV)	\$130,000
County Assessment	\$88,100

Approved Rent Range	Low	High
	\$1,075	\$1,175

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

### PROPERTY PERFORMANCE SNAPSHOT

<b>Monthly Cash Flow</b>	<b>\$833</b>
<b>Yearly Cash Flow</b>	<b>\$9,994</b>
<b>Cap Rate</b>	<b>8.3%</b>
<b>Gross Rent Multiplier</b>	<b>8.88</b>
<b>Cash on Cash ROI</b>	<b>8.3%</b>

### Cash Purchase ROI Yearly Snapshot

<b>Purchase Price</b>	<b>\$119,900</b>
Monthly Rent (Middle of Range)	\$1,125
Yearly Rent Income	<b>\$13,500</b>
Gross Yearly Return	<b>11.3%</b>
Property Taxes / Yr	\$1,706
Management Fee / Yr(8%)	\$1,080
Insurance / Yr (Estimate)	\$720
HOA Fees / Yr	\$0
Maintenance Allowance	\$0
Vacancy Allowance	\$0
<b>Total Yearly Cost</b>	<b>\$3,506</b>
Net Yearly Income	<b>\$9,994</b>
<b>Net Yearly Return</b>	<b>8.3%</b>



### Cash Purchase ROI Monthly Snapshot

<b>Purchase Price</b>	<b>\$119,900</b>
Monthly Rent (Middle of Range)	\$1,125
Yearly Rent Income	<b>\$13,500</b>
Gross Yearly Return	<b>11.3%</b>
Property Taxes/Mthly	\$142
Management Fee/Mthly (8%)	\$90
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>\$292</b>
Net Monthly Cash Flow	<b>\$833</b>
<b>Net Yearly Return</b>	<b>8.3%</b>



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