

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
	4.75%	30

PROPERTY PERFORMANCE SNAPSHOT

Monthly Cash Flow	\$332
Yearly Cash Flow	\$3,990
Cap Rate	8.3%
Gross Rent Multiplier	8.88
Cash on Cash ROI	14.0%

Financed Purchase ROI Yearly Snapshot

Purchase Price	\$119,900
Closing Cost & Prepays	\$4,517
Total Out of Pocket Expense	\$28,497
Monthly Rent (Middle of Range)	\$1,125
Yearly Rent Income	\$13,500
Gross Yearly Return	11.3%
Yrly Loan Cost (Princ & Int)	\$6,004
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
Total Yearly Cost	\$9,510
Net Yearly Income	\$3,990
Net Yearly Return (w/o main & vac)	14.0%



Financed Purchase ROI Monthly Snapshot

Purchase Price	\$119,900
Closing Cost & Prepays	\$4,517
Total Out of Pocket Expense	\$28,497
Monthly Rent (Middle of Range)	\$1,125
Yearly Rent Income	\$13,500
Loan Payment (Princ & Int)	\$500
Property Taxes/Mthly	\$142
Management Fee/Mthly (8%)	\$90
Insurance/Mthly (Estimate)	\$60
Maint Allowance/Mthly	\$0
Vacancy Allowance/Mthly	\$0
HOA/Mthly (If Applicable)	\$0
Total Monthly Cost	\$793
Net Monthly Cash Flow	\$332
Net Yearly Return (w/o main & vac)	14.0%



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