

Property Details and ROI Sheet

31 and 33 Longworth Cv, Jackson, TN

| House Details | Built 1999 |
|----------------------------|--------------|
| Bed Rooms | 4 |
| Bath Rooms | 2 |
| Basement | None |
| Living Area Sq Footage | 1920 |
| Lot Sq Footage | Unknown |
| Exterior | Vinyl Siding |
| Parking | Parking Pad |
| Heating | Central |
| A/C | Central |
| Replacement Cost (\$75/ft) | \$144,000 |
| Current Value (ARV) | \$126,900 |
| County Assessment | \$101,300 |

| Approved Rent Range | Low | High |
|---------------------|---------|---------|
| | \$1,150 | \$1,150 |

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

PROPERTY PERFORMANCE SNAPSHOT

| | |
|------------------------------|-----------------|
| Monthly Cash Flow | \$859 |
| Yearly Cash Flow | \$10,310 |
| Cap Rate | 9.0% |
| Gross Rent Multiplier | 8.33 |
| Cash on Cash ROI | 9.0% |

Cash Purchase ROI Yearly Snapshot

| | |
|--------------------------------|------------------|
| Purchase Price | \$115,000 |
| Monthly Rent (Middle of Range) | \$1,150 |
| Yearly Rent Income | \$13,800 |
| Gross Yearly Return | 12.0% |
| Property Taxes / Yr | \$1,666 |
| Management Fee / Yr(8%) | \$1,104 |
| Insurance / Yr (Estimate) | \$720 |
| HOA Fees / Yr | \$0 |
| Maintenance Allowance | \$0 |
| Vacancy Allowance | \$0 |
| Total Yearly Cost | \$3,490 |
| Net Yearly Income | \$10,310 |
| Net Yearly Return | 9.0% |



Cash Purchase ROI Monthly Snapshot

| | |
|--------------------------------|------------------|
| Purchase Price | \$115,000 |
| Monthly Rent (Middle of Range) | \$1,150 |
| Yearly Rent Income | \$13,800 |
| Gross Yearly Return | 12.0% |
| Property Taxes/Mthly | \$139 |
| Management Fee/Mthly (8%) | \$92 |
| Insurance/Mthly (Estimate) | \$60 |
| Maint Allowance/Mthly Omit | \$0 |
| Vacancy Allowance/Mthly Omit | \$0 |
| HOA/Mthly (If Applicable) | \$0 |
| Total Montly Cost | \$291 |
| Net Monthly Cash Flow | \$859 |
| Net Yearly Return | 9.0% |



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