

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
	4.75%	30

PROPERTY PERFORMANCE SNAPSHOT

Monthly Cash Flow	\$379
Yearly Cash Flow	\$4,551
Cap Rate	9.0%
Gross Rent Multiplier	8.33
Cash on Cash ROI	16.5%

Financed Purchase ROI Yearly Snapshot

Purchase Price	\$115,000
Closing Cost & Prepays	\$4,557
Total Out of Pocket Expense	\$27,557
Monthly Rent (Middle of Range)	\$1,150
Yearly Rent Income	\$13,800
Gross Yearly Return	12.0%
Yrly Loan Cost (Princ & Int)	\$5,759
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	\$9,249
Net Yearly Income	\$4,551
Net Yearly Return (w/o main & vac)	16.5%



Financed Purchase ROI Monthly Snapshot

Purchase Price	\$115,000
Closing Cost & Prepays	\$4,557
Total Out of Pocket Expense	\$27,557
Monthly Rent (Middle of Range)	\$1,150
Yearly Rent Income	\$13,800
Loan Payment (Princ & Int)	\$480
Property Taxes/Mthly	\$139
Management Fee/Mthly (8%)	\$92
Insurance/Mthly (Estimate)	\$60
Maint Allowance/Mthly	\$0
Vacancy Allowance/Mthly	\$0
HOA/Mthly (If Applicable)	\$0
Total Monthly Cost	\$771
Net Monthly Cash Flow	\$379
Net Yearly Return (w/o main & vac)	16.5%



Please contact Camela Henke at the following

Cell (901) 626-2990 Office (901) 867-1000 Fax (901) 451-5204

Or Email at CHenke@EnterpriseRealtors.com

InvestInMemphis.com