

Property Details and ROI Sheet

3747 Faxon Ave, Memphis TN 38122

House Details	Built 1944
Bed Rooms	3
Bath Rooms	1
Basement	None
Living Area Sq Footage	1161
Lot Sq Footage	11,400
Exterior	Metal Siding
Parking	Parking Pad
Heating	Central
A/C	Central
Replacement Cost (\$75/ft)	\$87,075
Current Value (ARV)	\$65,000
County Assessment	\$39,100

Approved Rent Range	Low	High
	\$750	\$750

Loan Assumptions	Int Rate	Yrs Am
	4.75%	30

PROPERTY PERFORMANCE SNAPSHOT

Monthly Cash Flow	\$318
Yearly Cash Flow	\$3,818
Cap Rate	10.9%
Gross Rent Multiplier	7.22
Cash on Cash ROI	21.8%

Financed Purchase ROI Yearly Snapshot

Purchase Price	\$65,000
Closing Cost & Prepays	\$4,525
Total Out of Pocket Expense	\$17,525
Monthly Rent (Middle of Range)	\$750
Yearly Rent Income	\$9,000
Gross Yearly Return	13.8%
Yrly Loan Cost (Princ & Int)	\$3,255
Property Taxes / Yr	\$787
Management Fee / Yr(8%)	\$720
Insurance / Yr (Estimate)	\$420
HOA Fees / Yr	\$0
Maintenance Allowance	\$0
Vacancy Allowance	\$0
Total Yearly Cost	\$5,182
Net Yearly Income	\$3,818
Net Yearly Return (w/o main & vac)	21.8%



Financed Purchase ROI Monthly Snapshot

Purchase Price	\$65,000
Closing Cost & Prepays	\$4,525
Total Out of Pocket Expense	\$17,525
Monthly Rent (Middle of Range)	\$750
Yearly Rent Income	\$9,000
Loan Payment (Princ & Int)	\$271
Property Taxes/Mthly	\$66
Management Fee/Mthly (8%)	\$60
Insurance/Mthly (Estimate)	\$35
Maint Allowance/Mthly	\$0
Vacancy Allowance/Mthly	\$0
HOA/Mthly (If Applicable)	\$0
Total Monthly Cost	\$432
Net Monthly Cash Flow	\$318
Net Yearly Return (w/o main & vac)	21.8%



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