

Property Details and ROI Sheet

5528 Ginnors Dr, Memphis TN 38134

| House Details | Built 1993 |
|----------------------------|-------------|
| Bed Rooms | 2 |
| Bath Rooms | 2 |
| Basement | None |
| Living Area Sq Footage | 1028 |
| Lot Sq Footage | 3,920 |
| Exterior | Wood |
| Parking | Parking Pad |
| Heating | Central |
| A/C | Central |
| Replacement Cost (\$75/ft) | \$77,100 |
| Current Value (ARV) | \$69,900 |
| County Assessment | \$67,900 |

| Approved Rent Range | Low | High |
|---------------------|-------|-------|
| | \$750 | \$750 |

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

PROPERTY PERFORMANCE SNAPSHOT

| | |
|------------------------------|----------------|
| Monthly Cash Flow | \$544 |
| Yearly Cash Flow | \$6,527 |
| Cap Rate | 9.3% |
| Gross Rent Multiplier | 7.77 |
| Cash on Cash ROI | 9.3% |

Cash Purchase ROI Yearly Snapshot

| | |
|--------------------------------|-----------------|
| Purchase Price | \$69,900 |
| Monthly Rent (Middle of Range) | \$750 |
| Yearly Rent Income | \$9,000 |
| Gross Yearly Return | 12.9% |
| Property Taxes / Yr | \$1,253 |
| Management Fee / Yr(8%) | \$720 |
| Insurance / Yr (Estimate) | \$500 |
| HOA Fees / Yr | \$0 |
| Maintenance Allowance | \$0 |
| Vacancy Allowance | \$0 |
| Total Yearly Cost | \$2,473 |
| Net Yearly Income | \$6,527 |
| Net Yearly Return | 9.3% |

Cash Purchase ROI Monthly Snapshot

| | |
|--------------------------------|-----------------|
| Purchase Price | \$69,900 |
| Monthly Rent (Middle of Range) | \$750 |
| Yearly Rent Income | \$9,000 |
| Gross Yearly Return | 12.9% |
| Property Taxes/Mthly | \$104 |
| Management Fee/Mthly (8%) | \$60 |
| Insurance/Mthly (Estimate) | \$42 |
| Maint Allowance/Mthly Omit | \$0 |
| Vacancy Allowance/Mthly Omit | \$0 |
| HOA/Mthly (If Applicable) | \$0 |
| Total Montly Cost | \$206 |
| Net Monthly Cash Flow | \$544 |
| Net Yearly Return | 9.3% |



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