

## Property Details and ROI Sheet

**5528 Ginnners 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

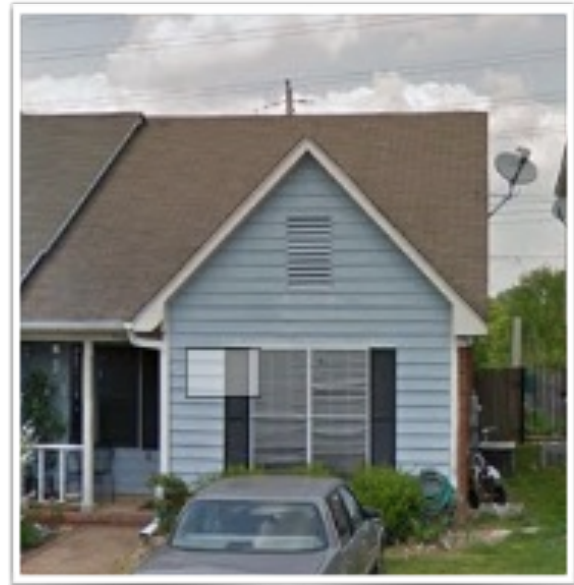
Loan Assumptions	Int Rate	Yrs Am
	4.75%	30

### PROPERTY PERFORMANCE SNAPSHOT

<b>Monthly Cash Flow</b>	<b>\$270</b>
<b>Yearly Cash Flow</b>	<b>\$3,245</b>
<b>Cap Rate</b>	<b>9.3%</b>
<b>Gross Rent Multiplier</b>	<b>7.77</b>
<b>Cash on Cash ROI</b>	<b>14.8%</b>

### Financed Purchase ROI Yearly Snapshot

<b>Purchase Price</b>	<b>\$69,900</b>
Closing Cost & Prepays	\$4,452
<b>Total Out of Pocket Expense</b>	<b>\$21,927</b>
Monthly Rent (Middle of Range)	\$750
Yearly Rent Income	<b>\$9,000</b>
Gross Yearly Return	<b>12.9%</b>
Yrly Loan Cost (Princ & Int)	\$3,282
Property Taxes / Yr	\$1,253
Management Fee / Yr(8%)	\$720
Insurance / Yr (Estimate)	\$500
HOA Fees / Yr	\$0
Maintenance Allowance	\$0
Vacancy Allowance	\$0
<b>Total Yearly Cost</b>	<b>\$5,755</b>
Net Yearly Income	<b>\$3,245</b>
<b>Net Yearly Return (w/o main &amp; vac)</b>	<b>14.8%</b>



### Financed Purchase ROI Monthly Snapshot

<b>Purchase Price</b>	<b>\$69,900</b>
Closing Cost & Prepays	\$4,452
<b>Total Out of Pocket Expense</b>	<b>\$21,927</b>
Monthly Rent (Middle of Range)	\$750
Yearly Rent Income	<b>\$9,000</b>
Loan Payment (Princ & Int)	\$273
Property Taxes/Mthly	\$104
Management Fee/Mthly (8%)	\$60
Insurance/Mthly (Estimate)	\$42
Maint Allowance/Mthly	\$0
Vacancy Allowance/Mthly	\$0
HOA/Mthly (If Applicable)	\$0
<b>Total Monthly Cost</b>	<b>\$480</b>
Net Monthly Cash Flow	<b>\$270</b>
<b>Net Yearly Return (w/o main &amp; vac)</b>	<b>14.8%</b>



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