

## Property Details and ROI Sheet

**4154 Seville Rd, Memphis TN 38128**

House Details	Built 1966
Bed Rooms	3
Bath Rooms	2
Basement	None
Living Area Sq Footage	1564
Lot Sq Footage	8,750
Exterior	Brick
Parking	1 car carport
Heating	Central
A/C	Central
Replacement Cost (\$75/ft)	\$117,300
Current Value (ARV)	\$89,900
County Assessment	\$62,200

Approved Rent Range	Low	High
	\$890	\$890

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

### PROPERTY PERFORMANCE SNAPSHOT

<b>Monthly Cash Flow</b>	<b>\$673</b>
<b>Yearly Cash Flow</b>	<b>\$8,078</b>
<b>Cap Rate</b>	<b>9.0%</b>
<b>Gross Rent Multiplier</b>	<b>8.42</b>
<b>Cash on Cash ROI</b>	<b>9.0%</b>

### Cash Purchase ROI Yearly Snapshot

<b>Purchase Price</b>	<b>\$89,900</b>
Monthly Rent (Middle of Range)	\$890
Yearly Rent Income	<b>\$10,680</b>
Gross Yearly Return	<b>11.9%</b>
Property Taxes / Yr	\$1,148
Management Fee / Yr(8%)	\$854
Insurance / Yr (Estimate)	\$600
HOA Fees / Yr	\$0
Maintenance Allowance	\$0
Vacancy Allowance	\$0
<b>Total Yearly Cost</b>	<b>\$2,602</b>
Net Yearly Income	<b>\$8,078</b>
<b>Net Yearly Return</b>	<b>9.0%</b>

### Cash Purchase ROI Monthly Snapshot

<b>Purchase Price</b>	<b>\$89,900</b>
Monthly Rent (Middle of Range)	\$890
Yearly Rent Income	<b>\$10,680</b>
Gross Yearly Return	<b>11.9%</b>
Property Taxes/Mthly	\$96
Management Fee/Mthly (8%)	\$71
Insurance/Mthly (Estimate)	\$50
Maint Allowance/Mthly Omit	\$0
Vacancy Allowance/Mthly Omit	\$0
HOA/Mthly (If Applicable)	\$0
Total Montly Cost	<b>\$217</b>
Net Monthly Cash Flow	<b>\$673</b>
<b>Net Yearly Return</b>	<b>9.0%</b>



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