

Property Details and ROI Sheet

4154 Sevela 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 |
|------------------|----------|--------|
| | 5.25% | 30 |

PROPERTY PERFORMANCE SNAPSHOT

| | |
|------------------------------|----------------|
| Monthly Cash Flow | \$301 |
| Yearly Cash Flow | \$3,610 |
| Cap Rate | 9.0% |
| Gross Rent Multiplier | 8.42 |
| Cash on Cash ROI | 13.4% |



Financed Purchase ROI Yearly Snapshot

| | |
|---|-----------------|
| Purchase Price | \$89,900 |
| Closing Cost & Prepays | \$4,511 |
| Total Out of Pocket Expense | \$26,986 |
| Monthly Rent (Middle of Range) | \$890 |
| Yearly Rent Income | \$10,680 |
| Gross Yearly Return | 11.9% |
| Yrly Loan Cost (Princ & Int) | \$4,468 |
| Property Taxes / Yr | \$1,148 |
| Management Fee / Yr(8%) | \$854 |
| Insurance / Yr (Estimate) | \$600 |
| HOA Fees / Yr | \$0 |
| Maintenance Allowance | \$0 |
| Vacancy Allowance | \$0 |
| Total Yearly Cost | \$7,070 |
| Net Yearly Income | \$3,610 |
| Net Yearly Return (w/o main & vac) | 13.4% |

Financed Purchase ROI Monthly Snapshot

| | |
|---|-----------------|
| Purchase Price | \$89,900 |
| Closing Cost & Prepays | \$4,511 |
| Total Out of Pocket Expense | \$26,986 |
| Monthly Rent (Middle of Range) | \$890 |
| Yearly Rent Income | \$10,680 |
| Loan Payment (Princ & Int) | \$372 |
| Property Taxes/Mthly | \$96 |
| Management Fee/Mthly (8%) | \$71 |
| Insurance/Mthly (Estimate) | \$50 |
| Maint Allowance/Mthly | \$0 |
| Vacancy Allowance/Mthly | \$0 |
| HOA/Mthly (If Applicable) | \$0 |
| Total Monthly Cost | \$589 |
| Net Monthly Cash Flow | \$301 |
| Net Yearly Return (w/o main & vac) | 13.4% |



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