

## Property Details and ROI Sheet

**5159 Wooddale Ave, Memphis TN 38118**

House Details	Built 1966
Bed Rooms	3
Bath Rooms	2
Basement	None
Living Area Sq Footage	1451
Lot Sq Footage	10,884
Exterior	Brick and Wood
Parking	1 Car Carport
Heating	Central
A/C	Central
Replacement Cost (\$75/ft)	\$108,825
Current Value (ARV)	\$95,000
County Assessment	\$70,400

Approved Rent Range	Low	High
	\$875	\$925

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

### PROPERTY PERFORMANCE SNAPSHOT

<b>Monthly Cash Flow</b>	<b>\$670</b>
<b>Yearly Cash Flow</b>	<b>\$8,036</b>
<b>Cap Rate</b>	<b>8.7%</b>
<b>Gross Rent Multiplier</b>	<b>8.56</b>
<b>Cash on Cash ROI</b>	<b>8.7%</b>

### Cash Purchase ROI Yearly Snapshot

<b>Purchase Price</b>	<b>\$92,500</b>
Monthly Rent (Middle of Range)	\$900
Yearly Rent Income	<b>\$10,800</b>
Gross Yearly Return	<b>11.7%</b>
Property Taxes / Yr	\$1,300
Management Fee / Yr(8%)	\$864
Insurance / Yr (Estimate)	\$600
HOA Fees / Yr	\$0
Maintenance Allowance	\$0
Vacancy Allowance	\$0
<b>Total Yearly Cost</b>	<b>\$2,764</b>
Net Yearly Income	<b>\$8,036</b>
<b>Net Yearly Return</b>	<b>8.7%</b>

### Cash Purchase ROI Monthly Snapshot

<b>Purchase Price</b>	<b>\$92,500</b>
Monthly Rent (Middle of Range)	\$900
Yearly Rent Income	<b>\$10,800</b>
Gross Yearly Return	<b>11.7%</b>
Property Taxes/Mthly	\$108
Management Fee/Mthly (8%)	\$72
Insurance/Mthly (Estimate)	\$50
Maint Allowance/Mthly Omit	\$0
Vacancy Allowance/Mthly Omit	\$0
HOA/Mthly (If Applicable)	\$0
<b>Total Montly Cost</b>	<b>\$230</b>
Net Monthly Cash Flow	<b>\$670</b>
<b>Net Yearly Return</b>	<b>8.7%</b>



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