

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
	5.25%	30

PROPERTY PERFORMANCE SNAPSHOT

Monthly Cash Flow	\$287
Yearly Cash Flow	\$3,439
Cap Rate	8.7%
Gross Rent Multiplier	8.56
Cash on Cash ROI	12.4%

Financed Purchase ROI Yearly Snapshot

Purchase Price	\$92,500
Closing Cost & Prepays	\$4,649
Total Out of Pocket Expense	\$27,774
Monthly Rent (Middle of Range)	\$900
Yearly Rent Income	\$10,800
Gross Yearly Return	11.7%
Yrly Loan Cost (Princ & Int)	\$4,597
Property Taxes / Yr	\$1,300
Management Fee / Yr(8%)	\$864
Insurance / Yr (Estimate)	\$600
HOA Fees / Yr	\$0
Maintenance Allowance	\$0
Vacancy Allowance	\$0
Total Yearly Cost	\$7,361
Net Yearly Income	\$3,439
Net Yearly Return (w/o main & vac)	12.4%



Financed Purchase ROI Monthly Snapshot

Purchase Price	\$92,500
Closing Cost & Prepays	\$4,649
Total Out of Pocket Expense	\$27,774
Monthly Rent (Middle of Range)	\$900
Yearly Rent Income	\$10,800
Loan Payment (Princ & Int)	\$383
Property Taxes/Mthly	\$108
Management Fee/Mthly (8%)	\$72
Insurance/Mthly (Estimate)	\$50
Maint Allowance/Mthly	\$0
Vacancy Allowance/Mthly	\$0
HOA/Mthly (If Applicable)	\$0
Total Monthly Cost	\$613
Net Monthly Cash Flow	\$287
Net Yearly Return (w/o main & vac)	12.4%



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