

Property Details and ROI Sheet

5839 Garden Ridge Dr, Millington TN 38053

House Details	Built 1986
Bed Rooms	3
Bath Rooms	2
Basement	None
Living Area Sq Footage	1317
Lot Sq Footage	8,494
Exterior	Wood
Parking	2 car garage
Heating	Central
A/C	Central
Replacement Cost (\$75/ft)	\$98,775
Current Value (ARV)	\$120,000
County Assessment	\$82,200

Approved Rent Range	Low	High
	\$950	\$1,000

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

PROPERTY PERFORMANCE SNAPSHOT

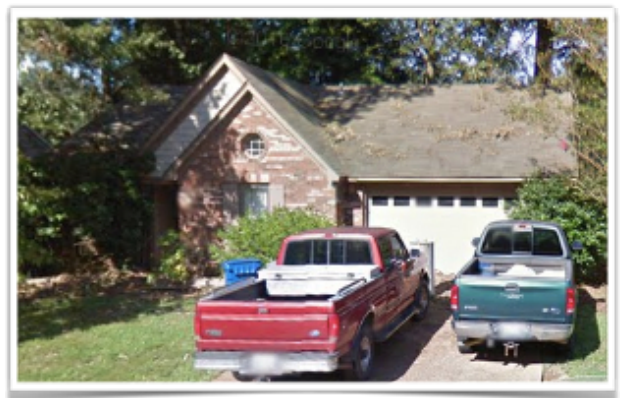
Monthly Cash Flow	\$777
Yearly Cash Flow	\$9,319
Cap Rate	8.0%
Gross Rent Multiplier	10.00
Cash on Cash ROI	8.0%

Cash Purchase ROI Yearly Snapshot

Purchase Price	\$117,000
Monthly Rent (Middle of Range)	\$975
Yearly Rent Income	\$11,700
Gross Yearly Return	10.0%
Property Taxes / Yr	\$845
Management Fee / Yr(8%)	\$936
Insurance / Yr (Estimate)	\$600
HOA Fees / Yr	\$0
Maintenance Allowance	\$0
Vacancy Allowance	\$0
Total Yearly Cost	\$2,381
Net Yearly Income	\$9,319
Net Yearly Return	8.0%

Cash Purchase ROI Monthly Snapshot

Purchase Price	\$117,000
Monthly Rent (Middle of Range)	\$975
Yearly Rent Income	\$11,700
Gross Yearly Return	10.0%
Property Taxes/Mthly	\$70
Management Fee/Mthly (8%)	\$78
Insurance/Mthly (Estimate)	\$50
Maint Allowance/Mthly Omit	\$0
Vacancy Allowance/Mthly Omit	\$0
HOA/Mthly (If Applicable)	\$0
Total Montly Cost	\$198
Net Monthly Cash Flow	\$777
Net Yearly Return	8.0%



Please contact [Camela Henke](#) at the following

Cell (901) 626-2990 Office (901) 867-1000 Fax (901) 451-5204

Or Email at CHenke@EnterpriseRealtors.com

InvestInMemphis.com