

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

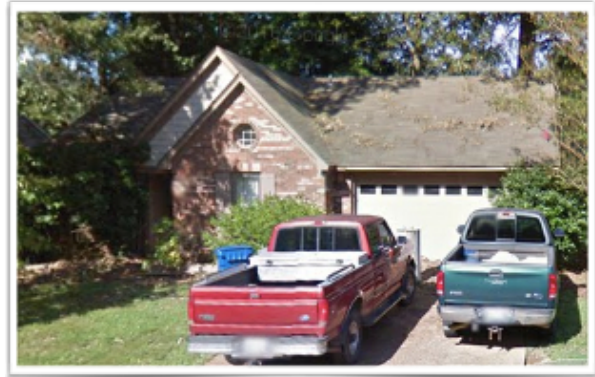
Loan Assumptions	Int Rate	Yrs Am
	5.25%	30

PROPERTY PERFORMANCE SNAPSHOT

Monthly Cash Flow	\$292
Yearly Cash Flow	\$3,504
Cap Rate	8.0%
Gross Rent Multiplier	10.00
Cash on Cash ROI	10.4%

Financed Purchase ROI Yearly Snapshot

Purchase Price	\$117,000
Closing Cost & Prepays	\$4,541
Total Out of Pocket Expense	\$33,791
Monthly Rent (Middle of Range)	\$975
Yearly Rent Income	\$11,700
Gross Yearly Return	10.0%
Yrly Loan Cost (Princ & Int)	\$5,815
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	\$8,196
Net Yearly Income	\$3,504
Net Yearly Return (w/o main & vac)	10.4%



Financed Purchase ROI Monthly Snapshot

Purchase Price	\$117,000
Closing Cost & Prepays	\$4,541
Total Out of Pocket Expense	\$33,791
Monthly Rent (Middle of Range)	\$975
Yearly Rent Income	\$11,700
Loan Payment (Princ & Int)	\$485
Property Taxes/Mthly	\$70
Management Fee/Mthly (8%)	\$78
Insurance/Mthly (Estimate)	\$50
Maint Allowance/Mthly	\$0
Vacancy Allowance/Mthly	\$0
HOA/Mthly (If Applicable)	\$0
Total Monthly Cost	\$683
Net Monthly Cash Flow	\$292
Net Yearly Return (w/o main & vac)	10.4%



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