



18% ROI Turnkey SFR! \$434/month Cash Flow, \$39K total cash!

- 0% PM for 1st year
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Price: \$155,000



Location: [3240 Debby St, Memphis, TN 38127](#)



Type: Single Family Residence



Neighborhood Class: C



Rent: \$1395



Square Footage: 1496



Bedrooms: 3



Bathrooms: 1.1



Year Built: 1963



Estimated Completion Time: Fully Renovated



Rental Status: Leased through 2/28/2026

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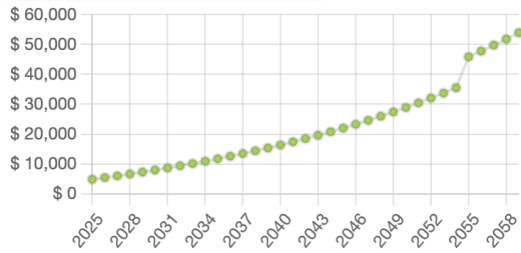


3240 Debby St	Finance	
Purchase Price	\$155,000	
Down Payment	25%	
Amount Financed	\$116,250	75%
Down Payment Amount	\$38,750	25%
Interest Rate Assumption (30 yr fixed)	6.25%	
Debt Service (P&I) Monthly	\$716	
Debt Service (P&I) Yearly	\$8,589	
Monthly Rent (GSI)	\$1,395	
Estimated Annual Property Tax	\$970	
Annual Utilities / HOA	\$0	
Other Operating Expenses	\$0	
Estimated Annual Insurance Premium	\$660	
Vacancy Rate (% of GSI)	3%	
Maintenance Rate (% of GSI)	5%	
Property Mgmt Rate (% of GSI)	0%	
Gross Scheduled Income (GSI)	\$16,740	
Less Vacancy Amount	\$(502)	
Gross Operating Income (GOI)	\$16,238	
Annual Operating Expenses		
Property Management	\$0	
Estimated Annual Property Tax	\$(970)	
Annual Utilities / HOA	\$0	
Annual Operating Expenses	\$0	
Estimated Annual Insurance Premium	\$(660)	
Repairs & Maintenance	\$(812)	
Total Operating Expenses	\$(2,442)	
Net Operating Income	\$13,796	
Less Debt Service	\$(8,589)	
Annual Cash Flow	\$5,207	
Monthly Cash Flow	\$434	
Cash-On-Cash ROI (Rent Only Yr 1)	13.44%	
Cash-On-Cash ROI (w/ Depreciation Yr 1)	17.88%	
Cash-On-Cash ROI (w/ Appreciation Yr 1)	33.88%	
Cash-On-Cash ROI (w/ loan paydown Yr 1)	38.98%	

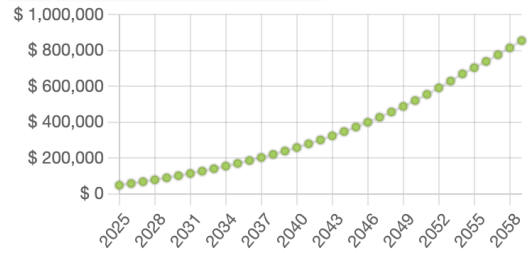
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Look Beyond Year 1 with our Wealth Tracker!

Cashflow ?



Equity ?



2029 - Year 5

End of Year		Cumulative		Return ?	
Cashflow ?	\$ 7,277	Cashflow	\$ 30,201	Cashflow	77.94%
Appreciation	\$ 9,420	Appreciation	\$ 42,824	Appreciation	110.51%
Paydown	\$ 1,748	Paydown	\$ 7,745	Paydown	19.99%
	\$ 11,168		\$ 50,569		130.50%
Passive Depr. ?	\$ 1,691	Passive Depr.	\$ 8,155	Passive Depr.	21.04%
Active Depr. ?	\$ 0	Active Depr.	\$ 300	Active Depr.	0.77%
	\$ 1,691		\$ 8,455		21.82%
		Equity	\$ 89,319	Total ?	151.55%

2034 - Year 10

End of Year		Cumulative		Return ?	
Cashflow ?	\$ 10,914	Cashflow	\$ 77,204	Cashflow	199.24%
Appreciation	\$ 12,023	Appreciation	\$ 97,479	Appreciation	251.56%
Paydown	\$ 2,387	Paydown	\$ 18,324	Paydown	47.29%
	\$ 14,410		\$ 115,802		298.84%
Passive Depr. ?	\$ 1,691	Passive Depr.	\$ 16,609	Passive Depr.	42.86%
Active Depr. ?	\$ 0	Active Depr.	\$ 300	Active Depr.	0.77%
	\$ 1,691		\$ 16,909		43.64%
		Equity	\$ 154,552	Total ?	341.71%

[Want to learn how to use the Wealth Tracker? Click here to watch Zach's training video](#)

[Access The Wealth Tracker Today!](#)

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