



7% ROI New Build Turnkey SFR! \$294/month Cash Flow, \$133K total cash!

- \$10,000 Post Close Credit
 - Free PM Year 1 (9% Starting Year 2)
 - Rate Buydown to 3.75%
-





Price: \$569,999



Location: Franklin, TN 37064



Type: Townhome



Neighborhood Class: A



Rent: \$3095



Square Footage: 1700



Bedrooms: 2



Bathrooms: 2.5



Year Built: 2022



Estimated Completion Time: completed



Rental Status: Vacant

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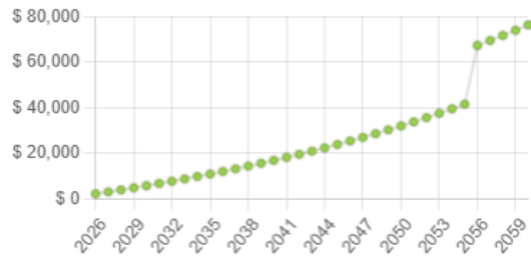


Property Address: Franklin, TN 37064	Financed	
Purchase Price	\$569,999	
Down Payment	25%	
Amount Financed	\$427,499	75%
Down Payment Amount	\$142,500	25%
Points Cost	\$0	
Closing Credit	\$10,000	
Total Cash Investment	\$132,500	
Estimated Interest Rate (10/6 ARM)	3.75%	
Debt Service (P&I) Monthly	\$1,980	
Debt Service (P&I) Yearly	\$23,758	
Monthly Rent (GSI)	\$3,095	
Builder Rent Credit	\$0	
Estimated Annual Property Tax	\$3,815	
Annual Utilities / HOA	\$2,640	
Annual Landscaping	\$0	
Estimated Annual Insurance Premium	\$2,289	
Vacancy Rate (% of GSI)	3%	
Maintenance Rate (% of GSI)	0%	
Property Mgmt Rate (% of GSI)	0%	
Gross Scheduled Income (GSI)	\$37,140	
Post Close Rent Credit	\$0	
Less Vacancy Amount	\$(1,114)	
Gross Operating Income (GOI)	\$36,026	
Annual Operating Expenses		
Property Management	\$0	
Estimated Annual Property Taxes	\$(3,815)	
Annual Utilities / HOA	\$(2,640)	
Annual Landscaping	\$0	
Estimated Annual Insurance Premium	\$(2,289)	
Repairs & Maintenance	\$0	
Total Operating Expenses	\$(8,744)	

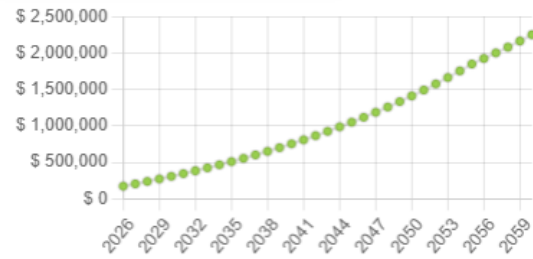
Net Operating Income	\$27,282	
Less Debt Service	\$(23,758)	
Annual Cash Flow	\$3,524	
Monthly Cash Flow	\$294	
Cash-On-Cash ROI from Rent income only-yr 1	2.66%	
Cap Rate	4.79%	
Cash-On-Cash ROI w/ Depreciation added-yr 1	7.44%	
Cash-On-Cash ROI w/ Appreciation added-yr 1	24.65%	
*ROI for additional tax deductions not calculated as it varies for each individual		
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 RentToRetirement CASH FLOW, APPRECIATION, EQUITY		

[Look beyond Year 1 with our Wealth Tracker!](#)

Cashflow ?



Equity ?



2030 - Year 5

End of Year		Cumulative		Return ?	
Cashflow ?	\$ 5,755	Cashflow	\$ 19,735	Cashflow	13.85%
Appreciation	\$ 26,673	Appreciation	\$ 123,492	Appreciation	86.66%
Paydown	\$ 9,131	Paydown	\$ 42,419	Paydown	29.77%
	\$ 35,803		\$ 165,911		116.43%
Passive Depr. ?	\$ 1,727	Passive Depr.	\$ 5,920	Passive Depr.	4.15%
Active Depr. ?	\$ 4,492	Active Depr.	\$ 25,170	Active Depr.	17.66%
	\$ 6,218		\$ 31,091		21.82%
		Equity	\$ 308,411	Total ?	120.58%

2035 - Year 10

End of Year		Cumulative		Return ?	
Cashflow ?	\$ 10,877	Cashflow	\$ 63,559	Cashflow	44.60%
Appreciation	\$ 32,451	Appreciation	\$ 273,739	Appreciation	192.10%
Paydown	\$ 11,011	Paydown	\$ 93,572	Paydown	65.66%
	\$ 43,462		\$ 367,311		257.76%
Passive Depr. ?	\$ 3,263	Passive Depr.	\$ 19,068	Passive Depr.	13.38%
Active Depr. ?	\$ 2,955	Active Depr.	\$ 43,114	Active Depr.	30.26%
	\$ 6,218		\$ 62,182		43.64

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