



13% ROI New Build Turnkey SFR! \$592/month Cash Flow, \$79K total cash!

- \$900 Rent Credit
- \$9,480 Closing Credit
- Free PM Year 1 (8% Starting Year 2)





Price: \$315,000



Location: Fort Morgan, CO 80701



Type: Single Family Residence



Neighborhood Class: A



Rent: \$1995



Square Footage: 1106



Bedrooms: 3



Bathrooms: 2.0



Year Built: 2025



Estimated Completion Time: Completed



Rental Status: Leased

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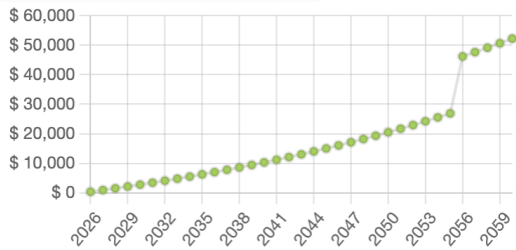




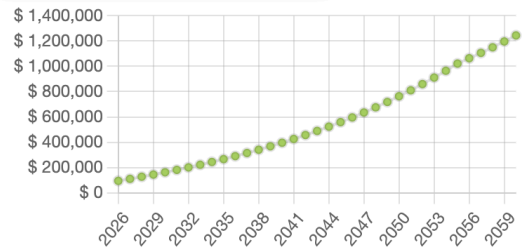
Property Address: Fort Morgan, CO 80701	Financed	
Purchase Price	\$315,000	
Down Payment	25%	
Amount Financed	\$236,250	75%
Down Payment Amount	\$78,750	25%
Points Cost	\$9,450	
Closing Credit	\$9,480	
Total Cash Investment	\$78,720	
Estimated Interest Rate (30/10 IO)	5.875%	
Debt Service (P&I) Monthly	\$1,157	
Debt Service (P&I) Yearly	\$13,880	
Monthly Rent (GSI)	\$1,995	
Builder Rent Credit	\$900	
Estimated Annual Property Tax	\$1,584	
Annual Utilities / HOA	\$0	
Annual Landscaping	\$0	
Estimated Annual Insurance Premium	\$1,552	
Vacancy Rate (% of GSI)	3%	
Maintenance Rate (% of GSI)	0%	
Property Mgmt Rate (% of GSI)	0%	
Gross Scheduled Income (GSI)	\$23,940	
Post Close Rent Credit	\$900	
Less Vacancy Amount	\$(718)	
Gross Operating Income (GOI)	\$24,122	
Annual Operating Expenses		
Property Management	\$0	
Estimated Annual Property Taxes	\$(1,584)	
Annual Utilities / HOA	\$0	
Annual Landscaping	\$0	
Estimated Annual Insurance Premium	\$(1,552)	
Repairs & Maintenance	\$0	
Total Operating Expenses	\$(3,136)	
Net Operating Income	\$20,986	
Less Debt Service	\$(13,880)	
Annual Cash Flow	\$7,106	
Monthly Cash Flow	\$592	
Cash-On-Cash ROI from Rent income only-yr 1	9.03%	
Cap Rate	6.66%	
Cash-On-Cash ROI w/ Depreciation added-yr 1	13.47%	
Cash-On-Cash ROI w/ Appreciation added-yr 1	29.48%	

Look beyond Year 1 with our Wealth Tracker!

Cashflow ?



Equity ?



2030 - Year 5

End of Year		Cumulative		Return ?	
Cashflow ?	\$ 2,755	Cashflow	\$ 7,619	Cashflow	9.67%
Appreciation	\$ 14,740	Appreciation	\$ 68,246	Appreciation	86.66%
Paydown	\$ 3,422	Paydown	\$ 15,094	Paydown	19.17%
	\$ 18,163		\$ 83,340		105.83%
Passive Depr. ?	\$ 827	Passive Depr.	\$ 2,286	Passive Depr.	2.90%
Active Depr. ?	\$ 2,610	Active Depr.	\$ 14,896	Active Depr.	18.92%
	\$ 3,436		\$ 17,182		21.82%
		Equity	\$ 162,090	Total ?	108.73%

2035 - Year 10

End of Year		Cumulative		Return ?	
Cashflow ?	\$ 6,235	Cashflow	\$ 31,623	Cashflow	40.16%
Appreciation	\$ 17,934	Appreciation	\$ 151,277	Appreciation	192.10%
Paydown	\$ 4,732	Paydown	\$ 35,966	Paydown	45.67%
	\$ 22,666		\$ 187,243		237.77%
Passive Depr. ?	\$ 1,871	Passive Depr.	\$ 9,487	Passive Depr.	12.05%
Active Depr. ?	\$ 1,566	Active Depr.	\$ 24,877	Active Depr.	31.59%
	\$ 3,436		\$ 34,364		43.64%
		Equity	\$ 265,993	Total ?	249.82%

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

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