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Property

Street City State Zip

Listing

List Price	\$120,000
List Date	4/1/2020
DOM	1658
Source	Roofstock

Offer

Offer Price	\$113,000
Max Bid	
% of Max Bid	
% of Listing	94%

Property

Bed	4
Bath	3
Square footage	2,650
Lot	1875
Year Built	1964

After Repair Value

After Repair Value	\$125,000
Zestimate	
Other Source	
Lender Appraisal	

Capital Expenditures

Best Guess	\$750
Pro Forma	\$0
Budget	
Actual	\$750
Cap Ex Delta	-\$750

Area

Neighborhood	3
Cumulative School	7

Lending

APR	4.25%
Loan to Cost	80%
Loan Amount (no fees)	\$90,400
Loan Fees	\$0
Loan Amount (with loa)	\$90,400

Rent

Best Guess	\$1,200
Market Rent	\$1,200
Rent Actual	

Cost To Close

Down Payment	\$22,600
Closing Costs	\$1,695
Cap Ex	\$750
Initial Investment	\$25,045

Appreciation / Equity

Immediate	\$11,250
Value Appreciation	2.0%
Rent Growth	1.0%

Occupancy

Status	Vacant
End of Lease	

Links

Listing URL

Purchase Decision

Metrics	Proforma	Target	Decision
Discount To ARV	91.0%	93.00%	Y
Cap Rate	7.6%	7.0%	Y
Monthly Cashflow	\$217	\$100	Y
Cash on Cash	10.4%	10.0%	Y
Neighborhood	3.0	3.0	Y
Bed Count	4	3	Y
Bath Count	3.0	2.0	Y
Square Feet	2650	1500	Y
Maximum Purchase Price	\$113,000	\$125,000	Y
Rent	\$1,200	\$1,000.00	Y

Income

	Month	Annual	Assumption
Rent	\$1,200.00	\$14,400	
Vacancy Factor	\$60.00	\$720	5.0%
Expected Rent	\$1,140.00	\$13,680	

Expenses

	Month	Annual	Assumption (% effective rent)
Prop Taxes	\$82.08	\$985	7.2%
PM Fees	\$91.20	\$1,094	8.0%
Leasing Fee	\$28.50	\$342	2.5%
Prop Insurance	\$79.80	\$958	7.0%
Repairs & Maint	\$62.70	\$752	5.5%
Cap Ex Reserve	\$60.00	\$720	5.0%
Other/Misc			
Total	\$404.28	\$4,851	30.20%

Reserves

	Month	Annual	Assumption (% effective rent)
Turn Reserves	\$74.10	\$889	6.5%

Debt Servicing

	Month	Annual	
Mortgage	\$445.00	\$5,340	(Link to mortgage calculator)

Cash Flow

	Month	Annual	Assumptions
Unlevered CF	\$661.62	\$7,939	Income - Expenses
Levered CF	\$216.62	\$2,599	Income - Expenses - Debt Servicing

Net Operating Income

	Month	Annual
	\$735.72	\$8,829

Total Return

Year 1	\$16,178
Year 2	\$20,413
Year 3	\$24,716
Year 4	\$29,090
Year 5	\$33,540

Total Return is your cash profit calculated as the sum of your estimated (i) annual net operating cash flows, plus (ii) property net sale proceeds minus your initial investment and outstanding loan balance. [Use this calculator to figure out yearly amortization schedule and impact on loan balance.](#)