



Well done Single in improving area. Good Comps

PROPERTY INFORMATION

Price:	\$59,000.00
Estimated Repairs:	\$0
# of Units:	1
Square Footage:	996
Total Bedrooms:	3
Total Bathrooms:	1.00
Occupancy Status:	Occupied
Monthly Rent:	\$650.00

EXPENSE INFORMATION

Estimated Taxes:	\$58
Estimated Insurance:	\$37
Management Fee:	\$65.00
Estimated Maintenance & Vacancy:	\$97.50

FINANCIAL INFORMATION

CASH TRANSACTION-

Estimated Monthly Expenses:	\$257.50
Monthly Cash Flow:	\$392.50
Monthly ROI:	8 %

30 YEAR FINANCE TERMS-

Down Payment:	\$14750.00
Estimated Rate:	5%
Principle Balance:	\$47200.00
Estimated Payment:	\$253.38
Estimated Monthly Expenses:	\$510.88
Estimated Monthly Cash Flow:	\$139.12
Monthly ROI:	11 %

Conventional bank financing is generally available to properties with a loan balance above \$50,000 *Information deemed reliable but not guaranteed. Rates subject to change without prior notice. Buyer responsible for due diligence on all information provided and conduct their own repair assessment.