



Great Investment opportunity for a rare 2-Story Detached Condo with 2 Main Bedrooms, 3 full baths & a 2-Car Attached Garage. One of the Main Bedrooms is on the first floor with a Full Bath.

## PROPERTY INFORMATION

Price:	\$65,000.00
Estimated Repairs:	\$0
# of Units:	1
Square Footage:	2,176
Total Bedrooms:	4
Total Bathrooms:	3.00
Occupancy Status:	Occupied
Monthly Rent:	\$799.00

## EXPENSE INFORMATION

Estimated Taxes:	\$67
Estimated Insurance:	\$70
Management Fee:	\$79.90
Estimated Maintenance & Vacancy:	\$119.85

## FINANCIAL INFORMATION

### CASH TRANSACTION-

Estimated Monthly Expenses:	\$337.25
Monthly Cash Flow:	\$461.75
<b>Monthly ROI:</b>	<b>9 %</b>

### 30 YEAR FINANCE TERMS-

Down Payment:	\$16250.00
Estimated Rate:	5%
Principle Balance:	\$52000.00
Estimated Payment:	\$279.15
Estimated Monthly Expenses:	\$616.40
Estimated Monthly Cash Flow:	\$182.60
<b>Monthly ROI:</b>	<b>13 %</b>

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.