



What a value! This townhome has four beds, three full baths, and more than 1,650 square feet! This property would make an excellent rental or place to call home. It's conveniently located only minutes from downtown, shopping, dining, highways, and entertainment. It isn't going to last long so you better come see it today!

## PROPERTY INFORMATION

Price:	\$65,000.00
Estimated Repairs:	\$0
# of Units:	1
Square Footage:	1,656
Total Bedrooms:	4
Total Bathrooms:	3.00
Occupancy Status:	Occupied
Monthly Rent:	\$797.00

## EXPENSE INFORMATION

Estimated Taxes:	\$60
Estimated Insurance:	\$70
Management Fee:	\$79.70
Estimated Maintenance & Vacancy:	\$119.55

## FINANCIAL INFORMATION

### CASH TRANSACTION-

Estimated Monthly Expenses:	\$329.42
Monthly Cash Flow:	\$467.58
<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:	\$608.56
Estimated Monthly Cash Flow:	\$188.44
<b>Monthly ROI:</b>	<b>14 %</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.