



Market		Property Address								
Central Florida		Newberry FL 32669								
Property Info		Assumptions								
Purchase Price	\$347,990	Down Payment	20%							
Down Payment	\$69,598	Closing Costs	4%							
Estimated Closing Costs	\$13,920	Interest Rate	4.500%							
Rehab Expenses	\$1,500	PM Fee	8%							
Acquisition Fee	\$4,995	Vacancy/Repairs	6%							
Total Property Investment	\$90,013	Annual Apprec. (YR 1-2)	11%							
		Annual Apprec. (YR 3-5)	9%							
		Annual Apprec. (YR 6+)	3%							
		Annual Rent Increase	5%							
		Closing Costs on Future Sale	6%							
Financed Income Breakdown		Cash on Cash ROI								
Monthly Rent	\$2,400	Annual Average	5 Year	10 Year	20 Year	30 Year				
Monthly Principal & Interest	\$1,411	Cash on Cash ROI	6.41%	9.81%	19.60%	33.88%				
Monthly Taxes	\$291	C on C + PR	11.32%	15.05%	25.63%	40.92%				
Monthly Insurance	\$58	C on C + PR + Deprec.	15.26%	18.99%	29.57%	44.86%				
PITI Monthly	\$1,759	C on C + PR + Deprec. + Apprec.	49.08%	44.75%	53.53%	70.00%				
Year Built	Square Feet	Bedrooms	Bathrooms	Returns						
2022	2317	4	3	Cap Rate	6.63%					

Income / Expenses											
Year	1	2	3	4	5	10	15	20	25	30	
Gross Rent	\$28,800	\$30,240	\$31,752	\$33,340	\$35,007	\$44,678	\$57,022	\$72,776	\$92,883	\$118,545	
Taxes	\$2,287	\$3,871	\$4,296	\$4,425	\$4,558	\$5,284	\$6,126	\$7,101	\$8,232	\$9,543	
Insurance	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	
HOA	\$431	\$431	\$431	\$431	\$431	\$431	\$431	\$431	\$431	\$431	
Property Management	\$2,304	\$2,419	\$2,540	\$2,667	\$2,801	\$3,574	\$4,562	\$5,822	\$7,431	\$9,484	
Vacancy/Repairs	\$0	\$1,814	\$1,905	\$2,000	\$2,100	\$2,681	\$3,421	\$4,367	\$5,573	\$7,113	
Net Operating Income	\$23,078	\$21,005	\$21,879	\$23,116	\$24,417	\$32,008	\$41,782	\$54,355	\$70,516	\$91,274	
Annual Principal and Interest	\$16,927	\$16,927	\$16,927	\$16,927	\$16,927	\$16,927	\$16,927	\$16,927	\$16,927	\$16,927	
Gross Profits	\$6,151	\$4,078	\$4,953	\$6,189	\$7,490	\$15,081	\$24,856	\$37,428	\$53,589	\$74,347	
Monthly Cash Flow	\$513	\$340	\$413	\$516	\$624	\$1,257	\$2,071	\$3,119	\$4,466	\$6,196	
Property Investment	\$90,013	\$90,013	\$90,013	\$90,013	\$90,013	\$90,013	\$90,013	\$90,013	\$90,013	\$90,013	
C on C ROI	6.83%	4.53%	5.50%	6.88%	8.32%	16.75%	27.61%	41.58%	59.54%	82.60%	
C on C + PR	11.50%	9.31%	10.41%	11.90%	13.48%	22.62%	34.32%	49.29%	68.43%	92.91%	

Annual Appreciation/ROI											
Year	1	2	3	4	5	10	15	20	25	30	
Principal Reduction	\$4,201	\$8,612	\$13,243	\$18,105	\$23,208	\$52,805	\$90,550	\$138,688	\$200,084	\$278,392	
Appreciation	\$0	\$38,279	\$34,764	\$37,893	\$41,303	\$16,890	\$19,581	\$22,699	\$26,315	\$30,506	
Appreciation ROI	0.00%	42.53%	38.62%	42.10%	45.89%	18.76%	21.75%	25.22%	29.23%	33.89%	
Cumulative Equity Gain	\$0	\$38,279	\$73,043	\$110,936	\$152,239	\$231,913	\$324,277	\$431,351	\$555,480	\$699,379	
Proceeds In Event of Sale	\$52,920	\$93,313.10	\$130,622	\$171,103	\$215,032	\$319,522	\$444,088	\$592,876	\$770,954	\$984,527	
ROI w/C on C + PR + Est. Apprec.	11.50%	51.84%	49.03%	54.00%	59.36%	41.39%	56.07%	74.50%	97.66%	126.80%	
Deprec. / Tax Savings	\$3,543	\$3,543	\$3,543	\$3,543	\$3,543	\$3,543	\$3,543	\$3,543	\$3,543	\$3,543	
Deprec. ROI	3.94%	3.94%	3.94%	3.94%	3.94%	3.94%	3.94%	3.94%	3.94%	3.94%	

Glossary and Assumptions	
Appreciation	The Appreciation value is calculated cumulatively.
Appreciation ROI	Return as calculated from Appreciation to Total Property Investment
Cap Rate	Cap Rate is calculated by dividing the Net Operating Income by the Purchase Price.
Cash on Cash Return	The Cash on Cash Return is calculated by dividing the Annual Net Cash Flow by the Total Property Investment (TPI)
Closing Costs	Estimated closing costs is based on home price, loan amount and credit score.
Depreciation ROI	Return based on depreciation to property investment
Depreciation/Tax Savings	Assuming Average 28% tax bracket
Principal Reduction	The Principal Reduction is calculated cumulatively based off a 30 year amortization, fixed rate mortgage.
Proceeds on Sale	The Proceeds on the Sale is calculated by taking the market value (Purchase Price and cumulative Appreciation), and subtracting Loan Amount, and Closing Costs on the Future Sale.
Return on Investment (ROI)	Return on Investment
Taxes	Taxes increase at same rate of property appreciation
Total Property Investment (TPI)	The Total Property Investment value is calculated by adding the Down Payment, Closing Costs, Rehab Expenses and Acquisition Fee
Vacancies/Repairs	Vacancy/Repair expenses start in month 12 since the homes are typically rehabbed at the start of year 1.

Abbreviations		Property Value	
PM	Property Management	2	\$347,990
Apprec.	Appreciation	3	\$386,269
Deprec.	Depreciation	4	\$428,758
C on C	Cash on Cash	5	\$475,922
V&R	Vacancy and Repairs	6	\$490,200
Hyp.	Hypothetical	7	\$504,906
PR.	Prinical Reduction	8	\$520,053
PI.	Property Investment	9	\$535,654
EG	Equity Gain	10	\$551,724