



Market		Property Address				
Central Florida		245 Oak Lane, Ocala, FL				
Property Info		Assumptions				
Purchase Price	\$290,598	Down Payment	25%			
Down Payment	\$72,650	Closing Costs	5%			
Estimated Closing Costs	\$14,530	Interest Rate	6.000%			
Rehab Expenses	\$2,500	PM Fee	8%			
Acquisition Fee	\$4,995	Vacancy/Repairs	5%			
Total Property Investment	\$94,674	Annual Apprec. (YR 1-2)	6%			
		Annual Apprec. (YR 3-5)	12%			
		Annual Apprec. (YR 6+)	4%			
		Annual Rent Increase	4%			
		Closing Costs on Future Sale	6%			
Financed Income Breakdown		Cash on Cash ROI				
Monthly Rent	\$1,850	Annual Average	5 Year	10 Year	20 Year	30 Year
Monthly Principal & Interest	\$1,307	Cash on Cash ROI	1.59%	3.66%	8.77%	15.52%
Monthly Taxes	\$267	Con C + PR	5.24%	7.56%	13.26%	20.76%
Monthly Insurance	\$83	IRR	8.37%	10.69%	16.39%	23.88%
PITI Monthly	\$1,657	Con C, PR, Deprec, Apprec	38.40%	35.61%	42.20%	55.05%
Cap Rate	6.00%					

Year Built	Square Feet	Bedrooms	Bathrooms
2024	1473	4	2

Income / Expenses											
Year	1	2	3	4	5	10	15	20	25	30	
Gross Rent	\$22,200	\$23,088	\$24,012	\$25,993	\$27,033	\$32,889	\$40,015	\$48,684	\$59,232	\$72,065	
Taxes	\$2,000	\$3,392	\$3,596	\$3,739	\$3,889	\$4,731	\$5,757	\$7,004	\$8,521	\$10,367	
Insurance	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	
HOA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Property Management	\$1,776	\$1,847	\$1,921	\$2,079	\$2,163	\$2,631	\$3,201	\$3,895	\$4,739	\$5,765	
Vacancy/Repairs	\$0	\$1,154	\$1,201	\$1,300	\$1,352	\$1,644	\$2,001	\$2,434	\$2,962	\$3,603	
Net Operating Income	\$17,424	\$15,695	\$16,295	\$17,875	\$18,630	\$22,882	\$28,057	\$34,352	\$42,011	\$51,329	
Annual Principal and Interest	\$15,681	\$15,681	\$15,681	\$15,681	\$15,681	\$15,681	\$15,681	\$15,681	\$15,681	\$15,681	
Gross Profits	\$1,743	\$14	\$614	\$2,194	\$2,949	\$7,202	\$12,376	\$18,671	\$26,330	\$35,649	
Monthly Cash Flow	\$145	\$1	\$51	\$183	\$246	\$600	\$1,031	\$1,556	\$2,194	\$2,971	
Property Investment	\$94,674	\$94,674	\$94,674	\$94,674	\$94,674	\$94,674	\$94,674	\$94,674	\$94,674	\$94,674	
Con C ROI	1.84%	0.01%	0.65%	2.32%	3.11%	7.61%	13.07%	19.72%	27.81%	37.65%	
Con C + PR	5.32%	3.58%	4.30%	6.06%	6.95%	11.97%	18.06%	25.46%	34.43%	45.33%	

Annual Appreciation/ROI											
Year	1	2	3	4	5	10	15	20	25	30	
Principal Reduction	\$3,289	\$6,742	\$10,368	\$14,174	\$18,169	\$41,340	\$70,890	\$108,576	\$156,642	\$217,949	
Appreciation	\$0	\$17,436	\$36,964	\$41,400	\$46,368	\$20,251	\$24,638	\$29,976	\$36,471	\$44,372	
Appreciation ROI	0.00%	18.42%	39.04%	43.73%	48.98%	21.39%	26.02%	31.66%	38.52%	46.87%	
Cumulative Equity Gain	\$0	\$17,436	\$54,400	\$95,800	\$142,167	\$235,927	\$350,001	\$488,788	\$657,644	\$863,084	
Proceeds In Event of Sale	\$58,503	\$78,345.80	\$116,717	\$159,439	\$207,020	\$318,325	\$455,104	\$623,251	\$830,042	\$1,084,461	
ROI w/Con C + PR + Est. Apprec.	5.32%	21.99%	43.34%	49.79%	55.93%	33.36%	44.09%	57.12%	72.95%	92.20%	
Deprec. / Tax Savings	\$2,959	\$2,959	\$2,959	\$2,959	\$2,959	\$2,959	\$2,959	\$2,959	\$2,959	\$2,959	
Deprec. ROI	3.13%	3.13%	3.13%	3.13%	3.13%	3.13%	3.13%	3.13%	3.13%	3.13%	

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	\$290,598
Apprec.	Appreciation	3	\$308,034
Deprec.	Depreciation	4	\$326,516
Con C	Cash on Cash	5	\$346,107
V&R	Vacancy and Repairs	6	\$359,951
Hyp.	Hypothetical	7	\$374,349
PR.	Principal Reduction	8	\$389,323
PI.	Property Investment	9	\$404,896
EG	Equity Gain	10	\$421,092