

Rental Analysis Results

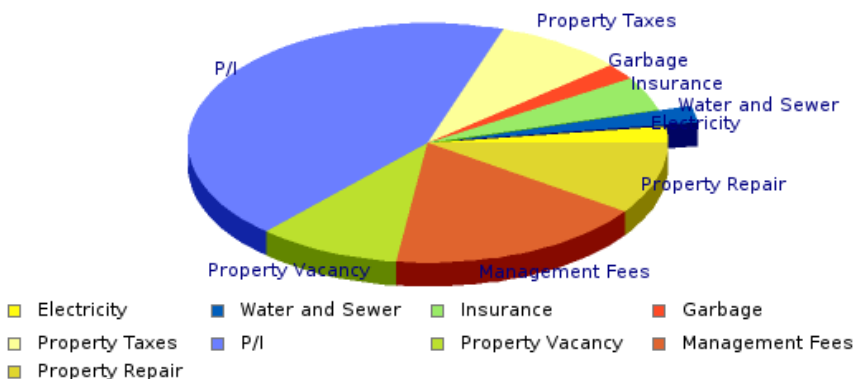
5063 Highway,Dearing,GA 3000

Beautiful New Construction - This is a one level ranch home with 4 bedrooms and 2 baths with over 1800 sq. ft. This home features an open floor plan, living room with lots of natural light and a spacious eat-in kitchen with granite counter tops and stainless steal appliances. Large owners bedroom, a full on-suite with a garden tub and walk-in shower, complete with granite counter tops and two walk-in closets.



Price \$170,000

Closing Costs	\$8,000.00	Total Income	Monthly Expenses	(NOI)
Project Costs	\$178,000.00	\$4,300	\$1,259	\$3,041
Down Payment	\$51,000.00	Monthly Cash Flow	Down Payment	Cash on Cash
Loan Amount	\$169,970.00	\$2,076.26	\$51,000	48.85%
Amortized Over	30			
Interest Rate	5.50%			
Monthly P/I	\$965.07			
Cash Required	\$59,000.00			



Electricity	50.00
Water and Sewer	50.00
Insurance	100.00
Garbage	50.00
Property Taxes	191.67
P/I	965.07
Vacancy	215.00
Management Fees	387.00
Property Repairs	215.00

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$51,600.00	\$52,632.00	\$55,853.50	\$61,666.78	\$68,085.10	\$75,171.46	\$91,633.59
Total Annual Expenses	\$23,212.03	\$23,212.03	\$23,212.03	\$23,212.03	\$23,212.03	\$23,212.03	\$23,212.03
Operating Expenses	\$15,104.00	\$15,104.00	\$15,104.00	\$15,104.00	\$15,104.00	\$15,104.00	\$15,104.00
Mortgage Payment	\$8,108.03	\$8,108.03	\$8,108.03	\$8,108.03	\$8,108.03	\$8,108.03	\$8,108.03
Total Annual Cashflow	\$28,387.97	\$29,419.97	\$32,641.47	\$38,454.75	\$44,873.08	\$51,959.43	\$68,421.56
Cash on Cash ROI	48.12%	49.86%	55.32%	65.18%	76.06%	88.07%	115.97%
Property Value	\$170,000.00	\$170,000.00	\$170,000.00	\$170,000.00	\$170,000.00	\$170,000.00	\$170,000.00
Equity	\$52,603.04	\$54,296.50	\$59,971.88	\$71,776.22	\$87,307.23	\$107,741.45	\$170,000.00
Loan Balance	\$117,396.96	\$115,703.50	\$110,028.12	\$98,223.78	\$82,692.77	\$62,258.55	\$0.00
Total Profit if Sold *	\$21,991.01	\$53,104.44	\$153,440.22	\$345,661.55	\$572,467.14	\$838,245.19	\$1,507,952.08
Annualized Total Return	37.27%	37.84%	29.20%	21.23%	17.12%	14.58%	11.55%

