

# Real Estate Evaluator Report

■ **AI Verdict**

This is a D-grade rental with upside potential

■ **Property & Loan Inputs**

Purchase Price	543000
Monthly Rent	3900
Down Payment Pct	65
Interest Rate	5.95
Loan Term	30
Monthly Expenses	367
Vacancy Rate	5
Appreciation Rate	3
Rent Growth Rate	9.3

■ **Investment Metrics**

Cap Rate (%)	7.38
Cash-On-Cash Return (%)	7.5
ROI (%)	7.5
Annual Cash Flow (\$)	26455.88
Monthly Mortgage (\$)	1133.34
Grade	D
10Yr Cash Flow	26455, 30590, 35109, 40049, 45448, 51349, 57799, 64882, 72742, 81492
10Yr Rents	3900, 4262, 4659, 5092, 5566, 6083, 6649, 7267, 7943, 8677