

Real Estate Evaluation Report

■ *AI Verdict*

This is a F-grade rental with upside potential

■ *Property & Loan Inputs*

Purchase Price	300000
Monthly Rent	2000
Down Payment (%)	20
Interest Rate (%)	6.5
Loan Term (Years)	30
Monthly Expenses (\$)	400
Vacancy Rate (%)	5
Appreciation Rate (%)	3
Rent Growth Rate (%)	3

■ *Investment Metrics*

Cap Rate (%)	6.0
Cash-on-Cash Return (%)	-0.34
ROI (%)	-0.34
Annual Cash Flow (\$)	-203.56
Monthly Mortgage (\$)	1516.96
Grade	F
10Yr Cash Flow	-204, 480, 1185, 1911, 2658 3428, 4221, 5038, 5879, 6745
10Yr Rents	2000, 2060, 2122, 2185, 2251 2319, 2388, 2460, 2534, 2610

■ *10-Year Cash Flow Projection*

