

# Real Estate Evaluation Report

## ■ *AI Verdict*

This is a F-grade rental with upside potential.

## ■ *Property & Loan Inputs*

<b>Purchase Price</b>	<b>300000</b>
Monthly Rent	2000
Down Payment (%)	20
Interest Rate (%)	6.5
Loan Term	30
Monthly Expenses	400
Vacancy Rate (%)	5
Appreciation Rate (%)	3
Rent Growth Rate (%)	3

## ■ *Investment Metrics*

<b>Cap Rate (%)</b>	<b>6.0</b>
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

