**第三组第二讲课后作业：远程投资地区投研报告**

* 设立自己的投资目标: 升值，现金流
* 选定几个小的区域比如zipcode或者城市：Raleigh， 27610，27616
* 选定价位，房龄，房屋大小，具体数据和选择的理由:

$250000-$350000：这个价位的房子好出租，有现金流建于2000年以后：比较新，易于管理，升值空间大

卧室3-4，2+卫生间：大多数家庭需要3个以上的卧室，至少2个卫生间面积1500 sqft 以上：易于居住

分享工具：<https://www.calculator.net/rental-property-calculator.html>

**B区：**

**5320 Stone Station Dr, Raleigh, NC 27616**

**估值：$299,950**

**大小：3 bd 3 ba 2,486 sqft**

**租金：$1810**

**First Year Income and Expense**

|  |  |  |
| --- | --- | --- |
|  | **Monthly** | **Annual** |
| Income: | $1,810.00 | $21,720.00 |
| Mortgage Pay: | $979.05 | $11748.61 |
| Vacancy (5%): | $90.50 | $1,086.00 |
| Management fee (8%) | $137.56 | $1650.72 |
| Maintenance cost | $83.33 | $1000 |
| Property Tax: | $217.75 | $2,613.00 |
| Total Insurance: | $66.67 | $800.00 |
| HOA Fee: | $50.00 | $600.00 |
| Cash Flow: | **$185.14** | **$2,221.67** |
| Net Operating Income (NOI): | $1,164.19 | $13,970.28 |

**For the 5 Years Invested**

|  |  |
| --- | --- |
| Return (IRR): | **17.06%** per year |
| Total Profit when Sold: | **$90,556.05** |
| Cash on Cash Return: | **113.21%** |
| Capitalization Rate: | **4.66%** |
| Total Rental Income: | $100,784.81 |
| Total Mortgage Payments: | $58,748.06 |
| Total Expenses: | $26,614.70 |
| Total Net Operating Income: | $74,170.11 |

**C区：**

**3557 Sunbright Ln, Raleigh, NC 27610**

**要价：$250,000**

**大小：4 bd 3 ba 2,161 sqft**

**租金：$1,750/mo**

**First Year Income and Expense**

|  |  |  |
| --- | --- | --- |
|  | **Monthly** | **Annual** |
| Income: | $1,750.00 | $21,000.00 |
| Mortgage Pay: | $816.01 | $9,792.14 |
| Vacancy (5%): | $87.50 | $1,050.00 |
| Management Fee (8%): | $133.00 | $1,596.00 |
| Maintenance Cost: | $83.33 | $1,000.00 |
| Property Tax: | $201.83 | $2,422.00 |
| Total Insurance: | $66.67 | $800.00 |
| HOA Fee: | $15.00 | $180.00 |
| Cash Flow: | |  |  | | --- | --- | | **$346.65** |  | | **$4,159.86** |
| Net Operating Income (NOI): | $1,162.67 | $13,952.00 |

**For the 5 Years Invested**

|  |  |
| --- | --- |
| Return (IRR): | **19.61%** per year |
| Total Profit when Sold: | **$86,897.65** |
| Cash on Cash Return: | **128.74%** |
| Capitalization Rate: | **5.58%** |
| Total Rental Income: | $97,443.88 |
| Total Mortgage Payments: | $48,960.71 |
| Total Expenses: | $23,370.82 |
| Total Net Operating Income: | $74,073.06 |

|  |  |  |
| --- | --- | --- |
|  | House in B zone | House in C zone |
| Median Family Income | $79,778 | $57,580 |
| Total population | 10859 | 6055 |
| Minority % | 70.92% | 96.02% |
| White | 3158 | 241 |
| Black | 4063 | 4802 |
| Hispanic | 2730 | 897 |
| Asian | 727 | 9 |

Information source from: https://geomap.ffiec.gov/FFIECGeocMap/GeocodeMap1.aspx

“40 times rent” rule, which says that to be able to pay a certain rent, your annual salary needs to be 40 times that amount.

如果按40 times rent rule 去計算, B区的大多數的人收入79778足夠支付1810的租金。

79778÷40=1994.45

1994.45大過1810租金

C区的收入是57580

57580÷40=1439.5

1439.5 小於1750租金

所以对C区而言,1750的租金超出大多數人的支付的能力

從人口分佈去看, B区的人口minority%比C区少, minority中Hispanic人口也相对較多,因此人口分佈比較多樣化。我們从這些收入和人口分佈的數据去看,相信B区的人群以較高级的蓝領人群為主,投入B区的房子,雖然現金流較少,但相对風險也較少。