

Single-Family Property Analysis



PROPERTY



FINANCIALS



EXPENSES



ASSUMPTIONS

Street Address *

123 Sample Street

City *

San Francisco

State *

CA

Zip Code *

94105

Bedrooms

3

Bathrooms

2

Square Footage

1800

Year Built

1985

Save Deal

Analyze Deal

Key Metrics

DSCR

0.75

Debt Service Coverage Ratio

10-Year IRR

7.48%

Internal Rate of Return

Cash on Cash Return

-6.62%

First Year

Cap Rate

4.52%

Based on Purchase Price

Price/SqFt at Purchase

\$417

Initial Purchase

Price/SqFt at Sale

\$617

Year 10 Projection

Avg Rent/SqFt

\$3

Monthly Average

Monthly Cash Flow

-\$965

First Year Average

Total Return

\$244,134

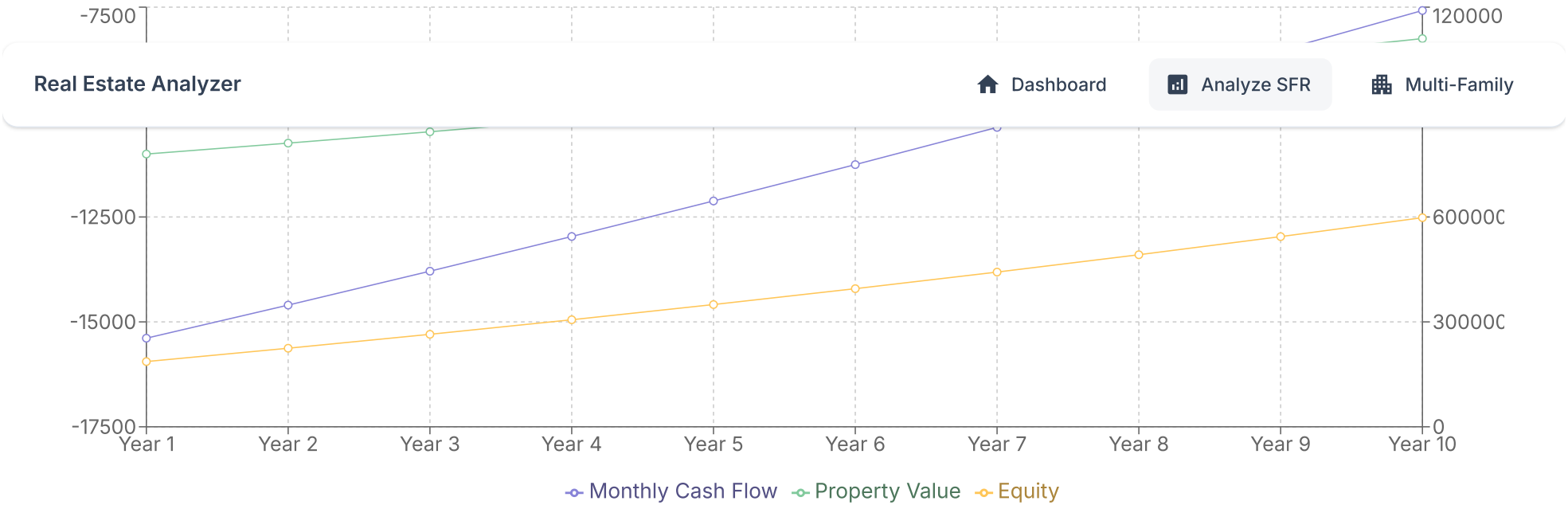
10 Year Total

Total Investment

\$0

Down Payment + Costs

CASH FLOW & VALUE EXPENSE BREAKDOWN EQUITY GROWTH RETURN COMPONENTS



💡 AI Investment Analysis



Investment Summary

The investment in the Single Family Residential property at 123 Sample Street, San Francisco, shows a negative cash flow and below-average returns over a 10-year projection period. The property's cap rate and DSCR are lower than ideal, indicating potential financial strain.

📈 Strengths

- ⊕ Good property condition
- ⊕ Moderate Cap Rate of 4.52%
- ⊕ Potential for property value appreciation in San Francisco

⚠️ Weaknesses

- ⚠️ Negative cash flow
- ⚠️ Low Cash on Cash Return of -6.62%
- ⚠️ DSCR below 1 at 0.75

📌 Recommendations

- 💡 Consider negotiating a better purchase price or improve financing terms to increase cash flow
- 💡 Explore ways to increase rental income through property upgrades or by targeting higher-paying tenants



Monitor expenses closely and look for opportunities to lower operating costs to improve profitability