



PROPERTY ANALYSIS

**West 5th St 3/1 1200 ft2
Metropolitan Orlando**

			<u>usd\$</u>
Purchase Price:			\$65,000
Closing costs			\$850
Rehab			\$2,500
Total Cost (TC)			\$68,350
After Repair Value (ARV)	ARV to TC spread of:	10%	\$75,944
Less Total Cost (TC)			\$68,350
Immediate ARV Equity			\$7,594

<u>Income</u>		<u>Monthly</u>	<u>Annual</u>
Current Rental Income (\$700-\$800)		\$ 750.00	\$9,000
Expenses			
Property taxes		(\$79.17)	-\$950
Home Owners Association HOA fee (if applicable)		\$0.00	
Property Management	8%	(\$60.00)	-\$720
Insurance Estimate		(\$50.00)	-\$600
Vacancy Buffer	5%	(\$37.50)	-\$450
Repairs & Maintenance	7%	(\$52.50)	-\$630
Total Expenses			-\$3,350
Net Operating Income (NOI)		\$750.00	\$5,650

Notes:

1) As with all real estate purchases, actuals may vary due to current and future economic conditions and time. Projections are for illustrative purposes only and are not indicative of any actual returns or a guarantee thereof. Accordingly, there is no representation that actual results realized will be the same, in whole or in part, as those presented herein. Vacancy rates, inflation rates, appreciation rates, and mortgage rates are subject to market conditions.