



## PROPERTY ANALYSIS

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

<b>Purchase Price:</b>		<b>\$65,000</b>
Closing costs		\$850
Rehab		\$2,500
<b>Total Cost (TC)</b>		<b>\$68,350</b>

After Repair Value (ARV)	ARV to TC spread of:	10%	\$75,944
Less Total Cost (TC)			\$68,350
<b>Immediate ARV Equity</b>			<b>\$7,594</b>

<u>Income</u>		<u>Monthly</u>	<u>Annual</u>
Current Rental Income (\$700-\$800)		\$ 750.00	\$9,000

<u>Expenses</u>			
Estimated Property taxes (2014)		(\$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
<b>Total Expenses</b>			<b>-\$3,350</b>

<b>Net Operating Income (NOI)</b>		<b>\$750.00</b>	<b>\$5,650</b>
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<b>Cap Rate: (NOI/TC)</b>			<b>8.3</b>
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## ESTIMATED ROI

### **BASED ON USING CASH**

#### **Estimated ROI - 5 years:**

Market Value in 5 years	With appreciation per year at:	10.0%	\$122,309
	Base line is ARV today:	\$75,944	
Less Total Cost (TC)			-\$68,350
<b>Net Market Increase</b>			<b>\$53,959</b>
Accumulated Rent in 5 years	With rent increase at:	4.0%	\$48,747
Less 5 years expenses			-\$16,750
<b>Estimated Profit over 5 years</b>			<b>\$85,956</b>
Estimated Rate of Return in 5 years			125.8%
<b>Estimated Average ROI per year</b>			<b>25.2%</b>



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### BASED ON USING A CANADIAN HOME EQUITY LINE OF CREDIT

Line of Credit Rate (Prime + 0.5%)			3.5%
Cost of Financing (interest only)	per month	\$199	\$2,392
Total Investment needed in 5 years (Interest only)			\$11,961

### Estimated ROI - 5 years

Market Value in 5 years	With appreciation per year at:	10%	\$122,309
	Base line is ARV today:	\$ 75,944	

### Less Total Cost (TC)

Net Market Increase			-\$68,350
Add Accumulated Rent in 5 years	With rent increase at:	4.0%	\$48,747
Less 5 years expenses			-\$16,750
Less Cost of Financing (nterest only)			-\$11,961

### **Estimated Profit over 5 years**

**\$73,995**

Estimated Rate of Return in 5 years

618.6%

### **Estimated Average ROI per year**

**123.7%**

### 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.