

Property Specifications		Multi
Bedrooms	6	3
Bathrooms	4	2
Square Feet	0	0
Year Built	2000	
Garage Size	2	1
Schools Rating (on scale of 0-10)	B	
Replacement Cost (\$/SqFt)	\$100	

Financing Assumptions	
Down Payment (%)	25%
Down Payment Amount	\$40,000
Financed Amount	\$120,000
Interest Rate	3.65%
Mortgage Term (Years)	30
Mortgage Points (%)	0%
Monthly Mortgage Payment	\$549
Cash Outlay (Total Out of Pocket)	\$49,500

Purchase Assumptions		My Offer	Per Door
Asking	\$18,000	\$9,000	
Suggsted offer (low)	\$160,000	\$80,000	
Suggsted offer (high)	\$175,000	\$87,500	
Suggsted offer (options)	\$160,000	\$80,000	
Land Value (%)	25%		
Building Value (%)	75%		
Market Value (after improvements)	\$185,000	\$92,500	
Improvements (lower)	\$3,500		
Improvements (upper)	\$5,500	\$4,500	
Closing Costs	\$2,500		
Mortgage Costs	\$2,500		
Other Fees At Closing	\$0		
Total Cost	\$169,500		

Financial Assumptions		Monthly	Yearly	%
Rent (upper)	\$1,800	\$21,600		
Rent (lower)	\$1,700	\$20,400		
Property Tax Rate (Approx.)	1.02%			
Property Taxes	\$136	\$1,632	8%	
Insurance	\$75	\$900	4%	
Repairs	\$70	\$840	4%	
Variable-Cost PM	7.2%			
Property Management Fee	\$125	\$1,502	7%	
Leasing Fee	\$49.2	\$591	3%	
HOA	\$0	\$0	0%	
Vacancy Rate	4.0%			
Total Fixed Expenses	\$520	\$6,244	30%	
Total Expenses (Fixed + Mortgage)	\$1,069	\$12,831	61%	

Projection Assumptions (annual)	
Annual Revenue Increase ²	2.0%
Annual Operating Expense Increase ²	2.0%
Annual Appreciation ²	4.0%

Selling Assumptions	
Commissions and Settlement Costs	7.5%
Federal Tax Rates:	
Ordinary Income ²	25%
Capital Gains ²	15%
State Tax Rate On Total Gain ²	10%

D General Notes About This Property

Financial Analysis / Deal Attractiveness					
	Years:	5	10	15	20
Cap Rate		17.7%	19.3%	21.1%	22.9%
Net Cash Flow		\$43,853	\$95,699	\$156,369	\$226,782
Equity Increase		\$52,169	\$115,438	\$192,171	\$285,236
Total Gain		\$96,022	\$211,137	\$348,540	\$512,018
Average Cash Flow/Year		\$8,771	\$9,570	\$10,425	\$11,339
Average Cash Flow/Month		\$731	\$797	\$869	\$945
Average Gain/Year		\$19,204	\$21,114	\$23,236	\$25,601
Average ROI		194.0%	426.5%	704.1%	1034.4%
Annual ROI		38.8%	42.7%	46.9%	51.7%
Projected Property Value		\$225,081	\$273,845	\$333,175	\$405,358

Average Cash-on-Cash (ROI) Per Years					
	1	5	10	15	20
	16.5%	17.7%	19.3%	21.1%	22.9%

Property Ratings Suggestions			
Item	My Criteria (Min.)	This Property	FAVORABLE/INSUFFICIENT
Schools	B	B	FAVORABLE
Square Feet	1250	0	INSUFFICIENT
Bedrooms	3	6	FAVORABLE
Bathrooms	2	4	FAVORABLE
Year Built	1980	2000	FAVORABLE
Rent/Price (%)	0.85%	1.13%	FAVORABLE
Average Cash Flow (at year 5)	\$125	\$731	FAVORABLE
Average ROI (at year 5)	15%	38.8%	FAVORABLE
Cash Flow vs Out-of-Pocket	0.2%	1.5%	FAVORABLE

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- INSTRUCTIONS**
1. Enter property data in section 1.
 2. Enter purchase data in sections 2 and 3.
 3. Enter expected income and expense data in section 4.
 4. Enter projection details in sections 5 and 6 as required.
 5. Enter your property rating criteria in section 7.
 6. Note the significance of the box colors:
 - a. **GREEN** boxes are specific details **required** for this property.
 - b. **YELLOW** boxes are assumptions that **might** need to be changed.
 - c. **WHITE** boxes contain **computed** values.

DISCLAIMER

This analysis spreadsheet is provided "As Is". All the information is believed to be accurate (except for the small effects of some simplifying assumptions), but is not guaranteed, and depends on the values entered for the property. This analysis is intended for the purpose of illustrative projections. The information provided is not intended to replace or substitute for any legal, accounting, investment, real estate, tax, or other professional advice, consultation, or service. The author of this analysis spreadsheet is not responsible nor liable for any damages arising from the use of the tool.