

## Regular Rental (no leaseback)

Metro: Tampa

Property Specifications		
A	Bedrooms	2
	Bathrooms	2.5
	Square Feet	1420
	Year Built	2007
	Garage Size	0
	Schools Rating (on scale of 0-10)	A
	Replacement Cost (\$/SqFt)	\$100

Purchase Assumptions		My Offer
B	Asking	\$234,318
	Suggested offer (low)	\$220,000
	Suggested offer (high)	\$220,000
	Suggested offer (options)	\$220,000
	Land Value (%)	25%
	Building Value (%)	75%
	Market Value (after improvements)	\$234,000
	Improvements (lower)	\$2,500
	Improvements (upper)	\$4,500
	Closing Costs	\$2,500
	Mortgage Costs	\$2,500
	Other Fees At Closing	\$0
	<b>Total Cost</b>	<b>\$228,500</b>

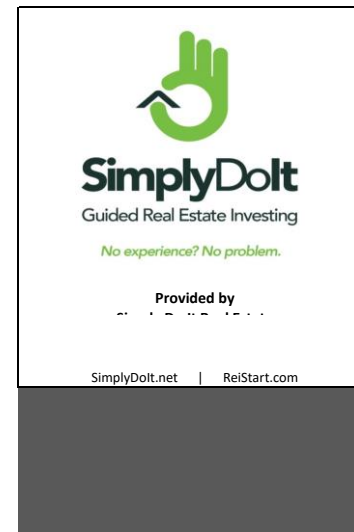
Projection Assumptions (annual)		
C	Annual Revenue Increase <sup>2</sup>	2.0%
	Annual Operating Expense Increase <sup>2</sup>	2.0%
	Annual Appreciation <sup>2</sup>	4.0%

## D General Notes About This Property

Financing Assumptions				
E	Down Payment (%)	25%		
	Down Payment Amount	\$55,000		
	Financed Amount	\$165,000		
	Interest Rate	3.50%		
	Mortgage Term (Years)	30		
	Monthly Mortgage Payment	\$741	\$8,891	48%
	Cash Outlay (Total Out of Pocket)	\$63,500		

Financial Assumptions				
	Monthly	Yearly	%	
F	Rent (upper)	\$1,600	\$19,200	
	Rent (lower)	\$1,500	\$18,000	
	Property Tax Rate (Approx.)	1.00%		
	Property Taxes	\$183	\$2,200	12%
	Insurance	\$90	\$1,080	6%
	Repairs	\$75	\$900	5%
	Variable-Cost PM	9.0%		
	Property Management Fee	\$140	\$1,674	9%
	Leasing Fee	\$54.9	\$659	4%
	HOA	\$467	\$5,604	30%
	Vacancy Rate	4.0%		
	Total Fixed Expenses	\$1,066	\$12,794	69%
	Total Expenses (Fixed + Mortgage)	\$1,807	\$21,685	117%

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



### 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.

1 Financial Analysis / Deal Attractiveness				
Years:	5	10	15	20
Cap Rate	-4.5%	-4.0%	-3.5%	-2.9%
Net Cash Flow	-\$14,240	-\$25,334	-\$32,957	-\$36,746
Equity Increase	\$67,697	\$149,624	\$248,780	\$368,798
<b>Total Gain</b>	<b>\$53,457</b>	<b>\$124,289</b>	<b>\$215,822</b>	<b>\$332,052</b>
<b>Average Cash Flow/Year</b>	<b>-\$2,848</b>	<b>-\$2,533</b>	<b>-\$2,197</b>	<b>-\$1,837</b>
Average Cash Flow/Month	-\$237	-\$211	-\$183	-\$153
Average Gain/Year	\$10,691	\$12,429	\$14,388	\$16,603
Average ROI	84.2%	195.7%	339.9%	522.9%
<b>Annual ROI</b>	<b>16.8%</b>	<b>19.6%</b>	<b>22.7%</b>	<b>26.1%</b>
Projected Property Value	\$284,697	\$346,377	\$421,421	\$512,723

2 Benchmark Indicators (year 1)		
Price per Square Foot	Rent per Square Foot	Cash Flow per Square Foot
\$154.93	\$1.09	-\$0.18

3 Average Cash-on-Cash (ROI) Per Years					
	1	5	10	15	20
	-4.9%	-4.5%	-4.0%	-3.5%	-2.9%

4 Property Ratings Suggestions			
Item	My Criteria (Min.)	This Property	FAVORABLE/INSUFFICIENT
Schools	B	A	FAVORABLE
Square Feet	1250	1,420	FAVORABLE
Bedrooms	3	2	INSUFFICIENT
Bathrooms	2	2.5	FAVORABLE
Year Built	1980	2007	FAVORABLE
Rent/Price (%)	0.85%	0.73%	INSUFFICIENT
Average Cash Flow (at year 5)	\$125	-\$237	INSUFFICIENT
Average ROI (at year 5)	15%	16.8%	FAVORABLE
Cash Flow vs Out-of -Pocket	0.2%	-0.4%	INSUFFICIENT

### 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.