INVESTMENT ANALYSIS

Property Performance Report
Ref: #RE-2024-001

ACQUISITION COSTS

Purchase Price$450,000
Closing Costs$12,500
Initial Repairs$25,000
Total Basis$487,500

FINANCING STRUCTURE

Down Payment (20%)$90,000
Loan Amount$360,000
Interest Rate6.5%
Monthly P&I$2,275

MONTHLY CASH FLOW

Gross Market Rent$3,800
Vacancy (5%)($190)
Property Tax ($450)
Insurance ($120)
Management (8%)($304)
Net Monthly Income$461

ANNUAL PROJECTIONS

Effective Gross Income$43,320
Operating Expenses$10,488
Net Operating Income$32,832
Annual Debt Service$27,300
Annual Cash Flow$5,532

PERFORMANCE METRICS

CAP RATE
7.3%
CASH ON CASH
4.6%
GROSS YIELD
10.1%

** This document is a template for analysis purposes only. Calculations should be verified by a financial professional before making investment decisions.*