

Property Report



Sample Property

930 LaVergne Ln
La Vergne, TN 37086

Presented by:

John Doe

My Company

123 Main St
Anywhere, CA 12345

Office: (888)802-1040

Mobile: (888)802-1040

Fax: (888)802-1040

john@example.com

www.example.com



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Overview

Sample Property
930 LaVergne Ln
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Purchase Info

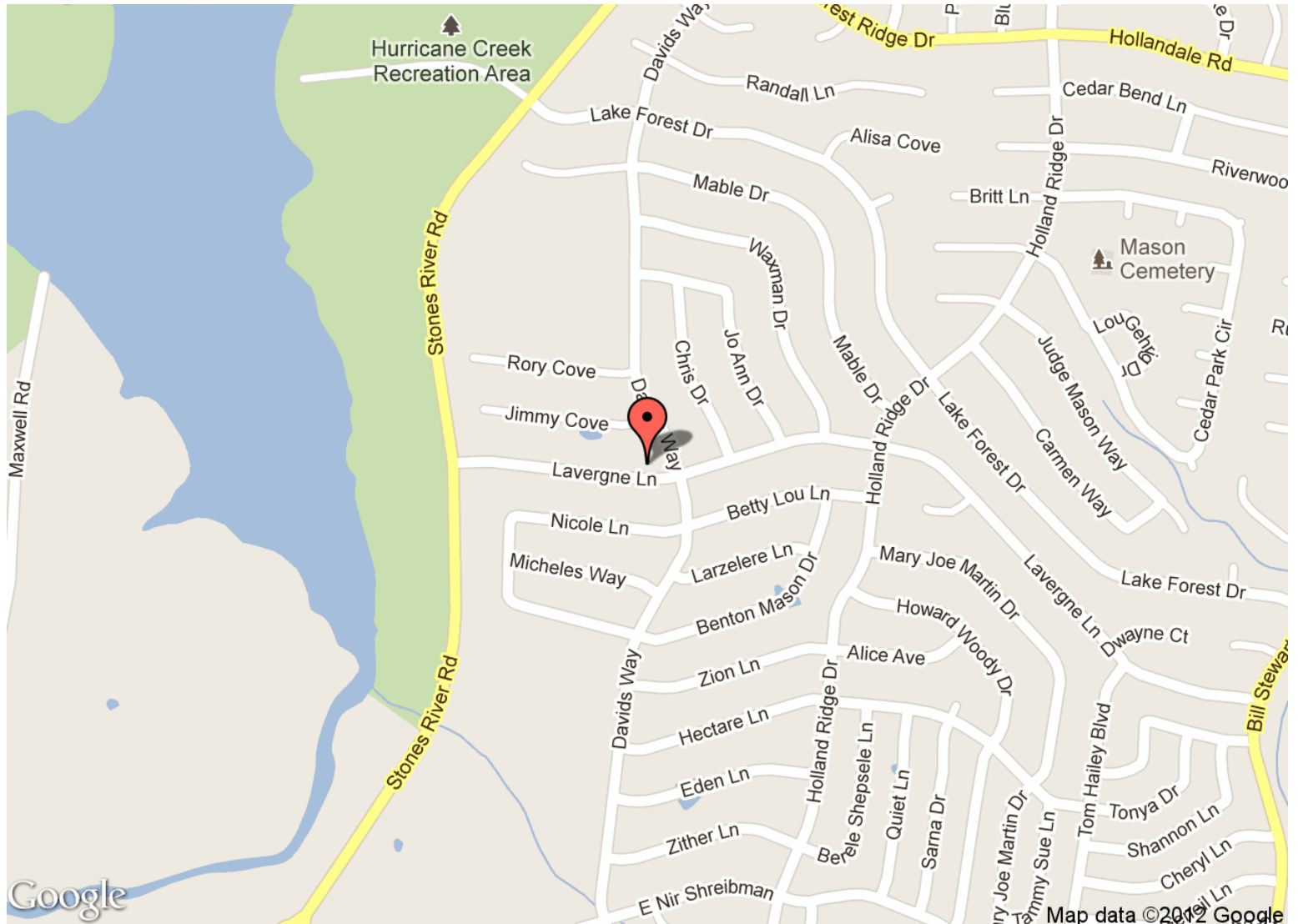
Square Feet (2 Units)	1,800
Purchase Price	\$100,000
Initial Cash Invested	\$28,115

Income Analysis

	Monthly	Annual
Net Operating Income	\$636	\$7,636
Cash Flow	\$137	\$1,648

Financial Metrics

Cap Rate (Purchase Price)	7.6%
Cash on Cash Return (Year 1)	5.9%
Internal Rate of Return (Year 10)	12.3%
Sale Price (Year 10)	\$134,392



Purchase Analysis

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Purchase Info	
Purchase Price	\$100,000
- First Mortgage	(\$75,000)
- Second Mortgage	(\$0)
= Downpayment	\$25,000
+ Buying Costs	\$2,255
+ Initial Improvements	\$860
= Initial Cash Invested	\$28,115
Square Feet (2 Units)	1,800
Cost per Square Foot	\$56
Monthly Rent per Square Foot	\$0.50
Cost per Unit	\$50,000
Average Monthly Rent per Unit	\$450

Mortgages	First	Second
Loan-To-Value Ratio	75%	0%
Loan Amount	\$75,000	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	7%	
Payment	\$498.98	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	9.3
Operating Expense Ratio	23.1%
Debt Coverage Ratio	1.28
Cap Rate (Purchase Price)	7.6%
Cash on Cash Return	5.9%

Assumptions	
Appreciation Rate	3.0%
Vacancy Rate	8.0%
Income Inflation Rate	3.0%
Expense Inflation Rate	3.0%
LTV for Refinance	70.0%
Selling Costs	\$6,500

Income	Monthly	Annual
Gross Rent	\$900	\$10,800
Vacancy Loss	(\$72)	(\$864)
Operating Income	\$828	\$9,936

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (8%)	(\$67)	(\$800)
Insurance (5%)	(\$42)	(\$500)
Taxes (10%)	(\$83)	(\$1,000)
Operating Expenses (23%)	(\$192)	(\$2,300)

Net Performance	Monthly	Annual
Net Operating Income	\$636	\$7,636
- Mortgage Payments	(\$499)	(\$5,988)
- Year 1 Improvements	(\$0)	(\$0)
= Cash Flow	\$137	\$1,648

Buy and Hold Projection

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Income	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Gross Rent	\$10,800	\$11,124	\$11,458	\$12,155	\$14,092	\$18,938	\$25,451
Vacancy Loss	(\$864)	(\$890)	(\$917)	(\$972)	(\$1,127)	(\$1,515)	(\$2,036)
Operating Income	\$9,936	\$10,234	\$10,541	\$11,183	\$12,964	\$17,423	\$23,415

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Cleaning & Maintenance	(\$800)	(\$824)	(\$849)	(\$900)	(\$1,044)	(\$1,403)	(\$1,885)
Insurance	(\$500)	(\$515)	(\$530)	(\$563)	(\$652)	(\$877)	(\$1,178)
Taxes	(\$1,000)	(\$1,030)	(\$1,061)	(\$1,126)	(\$1,305)	(\$1,754)	(\$2,357)
Operating Expenses	(\$2,300)	(\$2,369)	(\$2,440)	(\$2,589)	(\$3,001)	(\$4,033)	(\$5,420)

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$7,636	\$7,865	\$8,101	\$8,594	\$9,963	\$13,390	\$17,995
- Mortgage Payments	(\$5,988)	(\$5,988)	(\$5,988)	(\$5,988)	(\$5,988)	(\$5,988)	(\$5,984)
- Improvements	(\$0)	(\$0)	(\$1,800)	(\$7,000)	(\$0)	(\$0)	(\$0)
= Cash Flow	\$1,648	\$1,877	\$313	(\$4,393)	\$3,975	\$7,402	\$12,011
Cap Rate (Purchase Price)	7.6%	7.9%	8.1%	8.6%	10.0%	13.4%	18.0%
Cap Rate (Market Value)	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%
Cash on Cash Return	5.9%	6.7%	1.1%	-15.6%	14.1%	26.3%	42.7%
Return on Equity	5.7%	5.7%	0.9%	-9.7%	5.7%	5.4%	4.9%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$103,000	\$106,090	\$109,273	\$115,927	\$134,392	\$180,611	\$242,726
- Loan Balance	(\$74,238)	(\$73,421)	(\$72,545)	(\$70,598)	(\$64,359)	(\$42,973)	(\$0)
= Equity	\$28,762	\$32,669	\$36,728	\$45,329	\$70,033	\$137,638	\$242,726
Loan-to-Value Ratio	72.1%	69.2%	66.4%	60.9%	47.9%	23.8%	0.0%
Potential Cash-Out Refi	(\$2,138)	\$842	\$3,946	\$10,551	\$29,715	\$83,454	\$169,908

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$28,762	\$32,669	\$36,728	\$45,329	\$70,033	\$137,638	\$242,726
- Selling Costs	(\$6,680)	(\$6,865)	(\$7,056)	(\$7,456)	(\$8,563)	(\$11,337)	(\$15,064)
= Proceeds After Sale	\$22,082	\$25,803	\$29,671	\$37,873	\$61,469	\$126,301	\$227,663
+ Cumulative Cash Flow	\$1,648	\$3,526	\$3,839	\$1,802	\$18,861	\$76,627	\$174,857
- Initial Cash Invested	(\$28,115)	(\$28,115)	(\$28,115)	(\$28,115)	(\$28,115)	(\$28,115)	(\$28,115)
= Net Profit	(\$4,385)	\$1,214	\$5,395	\$11,560	\$52,215	\$174,813	\$374,405
Internal Rate of Return	-15.6%	2.2%	6.4%	7.8%	12.3%	13.0%	12.9%
Return on Investment	-16%	4%	19%	41%	186%	622%	1,332%

Graphs

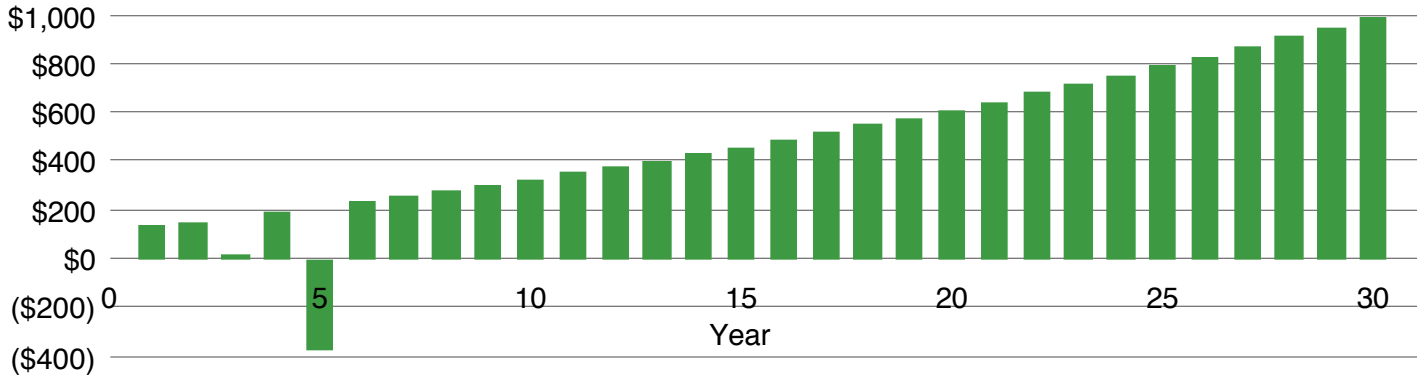
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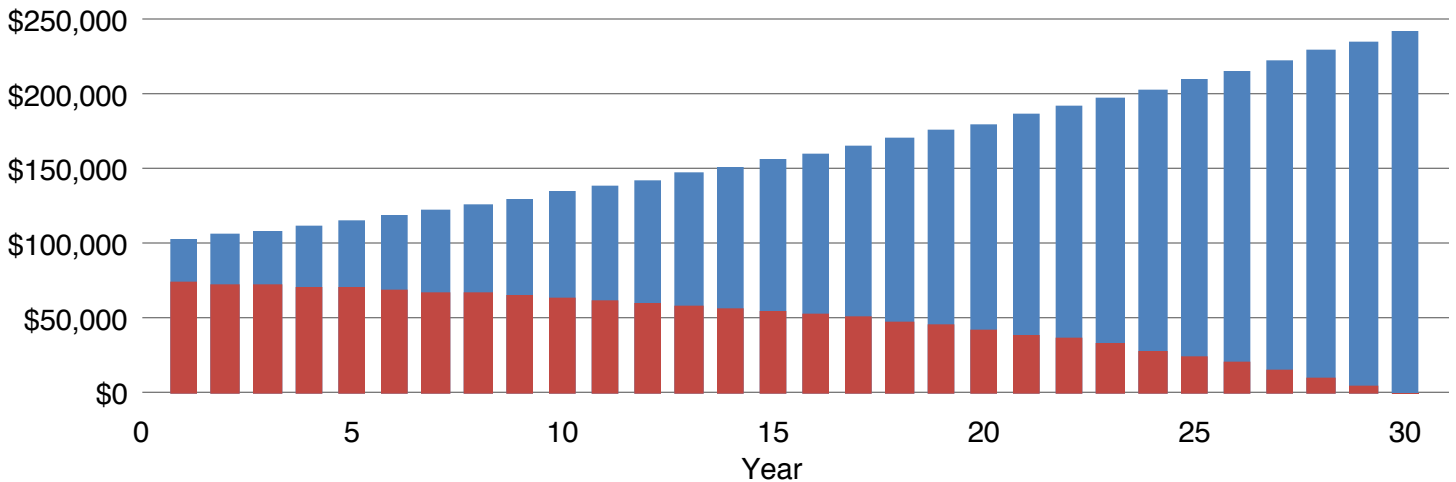
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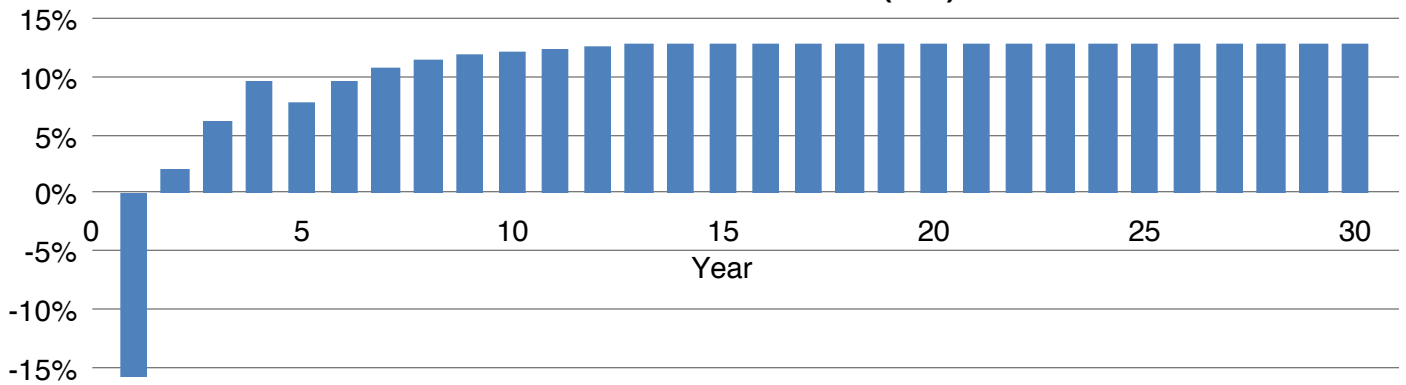
Monthly Cash Flow



■ Loan Balance + ■ Equity = Market Value



Internal Rate of Return (IRR)



Rent Roll

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Unit Description	Square Feet	Units of This Type	Rent (Per Unit)
2-bedroom, 1-bath	800	1	\$400 Per Month
3-bedroom, 2-bath	1,000	1	\$500 Per Month
Totals for Year 1			
Total Number of Units			2
Total Area (Sum of Units)			1,800 Square Feet
Total Rent (Sum of Units)			\$900 Per Month, \$10,800 Per Year

Itemized Improvement Costs

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Initial Improvements	Quantity	Units	Cost Per Unit	Total Cost
Replace Dryer				\$400.00
Change Locks	2		\$50.00	\$100.00
Cleaning	1,800	square feet	\$0.20	\$360.00
Total				\$860.00

Year 3 Improvements	Quantity	Units	Cost Per Unit	Total Cost
Paint	1,800	square feet	\$1.00	\$1,800.00
Year 3 Total				\$1,800.00

Year 5 Improvements	Quantity	Units	Cost Per Unit	Total Cost
Finish Basement				\$5,000.00
Replace Roof	1,000	square feet	\$2.00	\$2,000.00
Year 5 Total				\$7,000.00

Itemized Closing Costs

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Buying Costs

Appraisal	\$400
Loan Origination Fee	\$1,000
Recording Fee	\$55
Title Insurance	\$800
Total	\$2,255

Selling Costs

Commission	\$6,180
Settlement Fee	\$500
Total	\$6,680

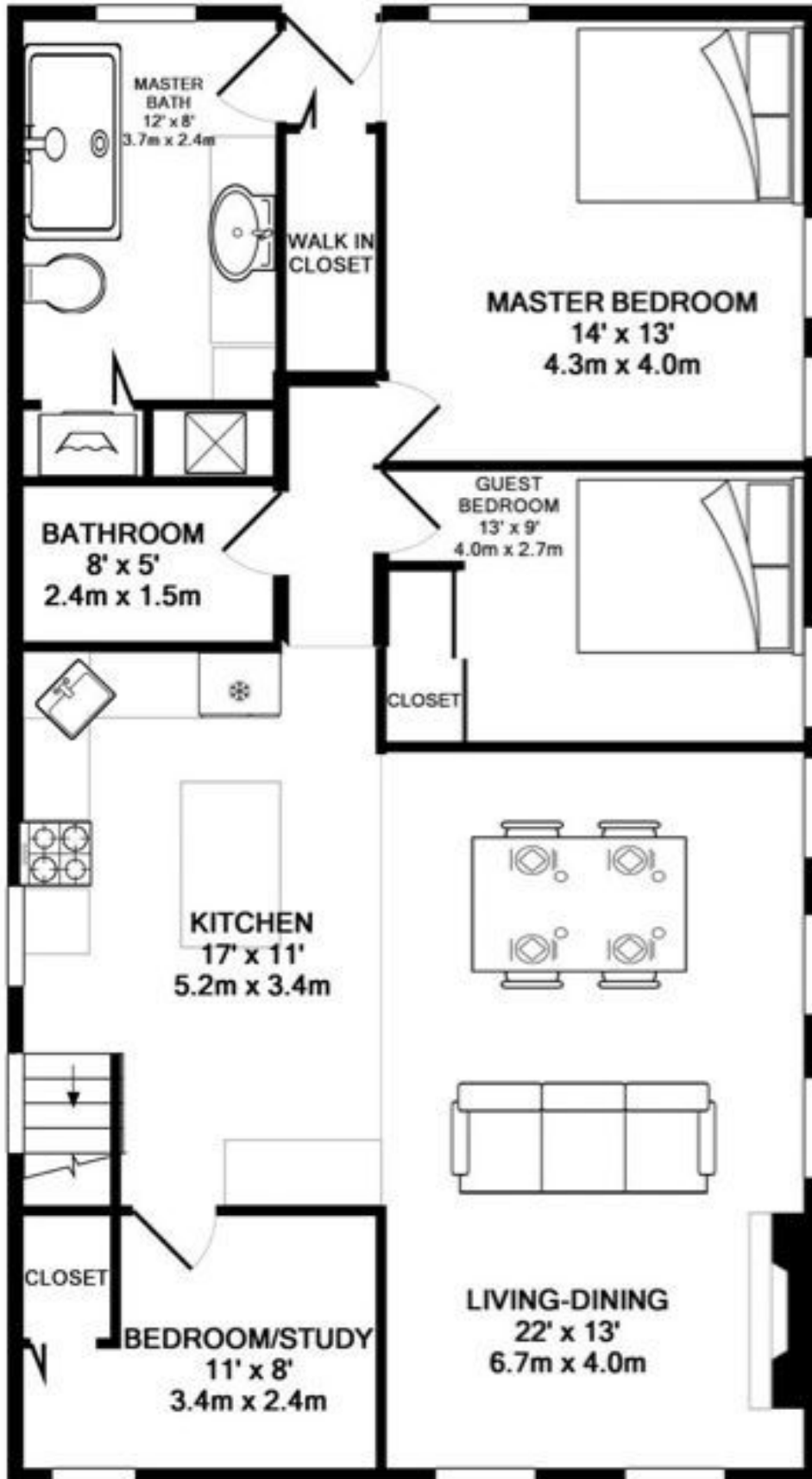
Floorplan

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Family Room



Kitchen



Dining Room



Master Bedroom



Master Bathroom



Guest Bedroom