



Cash on Cash Return (All Cash)	
Purchase Price	\$112,000.00
Repairs	\$9,000.00
Closing Costs	\$1,960.00
Total Initial Inv	\$122,960.00
Yearly Gross Income	\$14,340.00
Yearly HOA	\$0
Yearly Taxes	-2501
Yearly Ins Est	-1008
Yearly Mgmt Fee	-1218.9
Yearly Net Income	\$9,612.10
Cash on Cash Return	
(income/initial inv)	7.82%

Finance Rehab Analysis	
Purchase Price	\$112,000.00
Rehab Amount	\$9,000.00
Total Loan Amount	\$121,000.00
Less Down Payment	\$30,250.00
Loan Amount	\$90,750.00
Interest Rate	4.75%
Years Financed	30
P&I	\$473.39
Taxes & Insurance	292.42
HOA	0
Management Fee	101.575
Maintenance	41.67
Vancancy Loss	59.75
Total	968.80
Est. Rent	\$1,195.00
Est. Monthly Cash	\$226.20
Est. yearly Cash Flow	\$2,714.36
Cash Out of Pocket	\$33,912.40
Rent Ratio	1.07%
Return on investment	8.00%

Suggested Offer Price:	\$112,000.00
MLS Sheet	Click here
Sales CMA	Click here
Rental CMA	Click here

Property Information	
Address	123 Happy Lane Burleson, TX 76028
Year Built	1970
Sq. Ft	1408
Bed/Bath/Garage	3/2/2
Annual Taxes	2501
Estimated Rent	1195
HOA	0
Mantanence	500
List Price	\$115,000.00
Cma Value Used	\$112,200.00
Offer Price	\$112,000.00
Repairs	\$9,000.00
Closing costs	\$3,662.40
Net Value	-\$12,462.40

Cash Offer Rental Analysis	
Offer Price	\$112,000.00
Repairs	\$9,000.00
Taxes	208.42
Insurance	84
HOA	0.00
Management Fee	\$101.58
Vancany Loss	\$59.75
Maintenance	\$41.67
Total	\$495.41
Estimated Rent	1195
Est. Monthly Cash Flo	\$699.59
Est. Yearly Cash Flow	\$8,395.10
Cash out of Pocket	\$122,960.00
Rental Return on Inv	6.83%

Finance Rental Analysis	
Offer Price	\$112,000.00
Less Down Payment	\$28,000.00
Loan amount	\$84,000.00
Interest Rate	4.75%
Years financed	30
P&I	\$438.18
Taxes & Insurance	292.42
HOA	0.00
Management fee	\$101.58
Maintenance	\$41.67
Vancancy Loss	\$59.75
Total	\$933.59
Estimated Rent	\$1,195.00
Estimated Monthly cash fl	\$261.41
Estimated yearly cash flo	\$3,136.89
Cash out of pocket	\$40,662.40
Rent Ratio	1.07%
Rental Return on investmer	7.71%

Due to the ever changing marketing conditions, estimated values can vary due to external factors. Estimated values indicated are from time of posting. Total potential Return of investment (ROI) is based on calculations of external data and is subject to change. Data provided for the calculations is the user's responsibility. We do not make any representations or warranties on the information provided. We also do not assume any liability or responsibility for accuracy, correctness, or completeness of any information provided.