

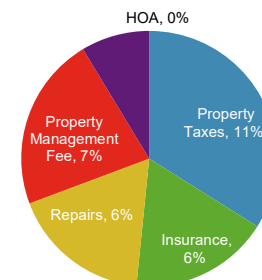
A	Property Specifications		E	Financing Assumptions	
	Bedrooms	3		Down Payment (%)	25%
	Bathrooms	2.5		Down Payment Amount	\$65,156
	Square Feet	1442		Financed Amount	\$195,467
	Year Built	1976		Interest Rate	3.65%
	Garage Size	2		Mortgage Term (Years)	30
	Schools Rating (on scale of A-F)	A		Monthly Mortgage Payment	\$894
				Cash Outlay (Total Out of Pocket)	\$76,368



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B	Purchase Assumptions		F	Financial Assumptions		Monthly	Yearly
	Offer used for analysis	\$260,622		Rent (upper)			
	Suggested offer (low)	\$260,622		Rent (lower)		\$1,795	\$21,540
	Suggested offer (high)	\$260,622		Property Tax Rate (Approx.)	1.4%	\$1,695	\$20,340
	Asking	\$260,622		Property Taxes			
	Market Value (after improvements)	\$260,000		Insurance		\$192	\$2,304
	Improvements (lower)	\$4,500		Repairs		\$100	\$1,200
	Improvements (upper)	\$7,500		Variable-Cost PM	7.2%	\$100	\$1,200
	Closing Costs	\$2,606		Property Management Fee		\$125	\$1,497
	Mortgage Costs	\$2,606		Leasing Fee		\$49.1	\$589
	Other Fees At Closing	\$0		HOA		\$0	\$0
Total Cost		\$271,835			Vacancy Rate	4.0%	\$0
				Total Fixed Expenses		\$631	\$7,568
				Total Expenses (Fixed + Mortgage)		\$1,525	\$18,298



D	General Notes About This Property	
	Part of a block purchase. All are in the Park Hill School District and occupied. The seller renovated the six houses as he acquired them between 8 to 12 years ago. Since the seller acquired the properties 8-12 years ago he finished and replaced the following once he purchased the properties:	
	*Added Hardwood floors *Finished basements *Replaced Furnaces *Replaced AC *Replaced hot water heaters *Replaced Windows *Roof	
	*Updated Appliances. The properties are still in good shape as you can see in the pictures attached and have had long term tenants.	

1	Financial Analysis / Deal Attractiveness				
	Years:	5	10	15	20
	Net Cash Flow	\$15,938	\$39,119	\$70,297	\$110,304
	Equity Increase	\$76,020	\$168,180	\$279,910	\$415,372
	Total Gain	\$91,958	\$207,299	\$350,208	\$525,676
	Average Cash Flow/Year	\$3,188	\$3,912	\$4,686	\$5,515
	Average Cash Flow/Month	\$266	\$326	\$391	\$460
	Average Gain/Year	\$18,392	\$20,730	\$23,347	\$26,284
	Average ROI	120.4%	271.4%	458.6%	688.3%
	Annual ROI	24.1%	27.1%	30.6%	34.4%
	Projected Property Value	\$316,330	\$384,864	\$468,245	\$569,692

3	Property Ratings Suggestions			
	Item	Suggested Criteria (Min.)	This Property	FAVORABLE / INSUFFICIENT
	Schools	B	A	FAVORABLE
	Square Feet	1000	1,442	FAVORABLE
	Bedrooms	3	3	FAVORABLE
	Bathrooms	2	2.5	FAVORABLE
	Year Built	1970	1976	FAVORABLE
	Rent/Price (%)	0.75%	0.69%	INSUFFICIENT
	Average Cash Flow (at year 5)	\$125	\$266	FAVORABLE
	Average ROI (at year 5)	15%	24.1%	FAVORABLE

4	Average Cash-on-Cash (ROI) Per Years				
	1	5	10	15	20
	3.5%	4.2%	5.1%	6.1%	7.2%