

Bay Homes Diamond Head - Model 1351

3 Bedroom / 2 Bath



Sq Ft	1351
Purchase Price	\$139,900
Initial Market Value	\$149,900
Downpayment	\$20,985
Loan Origination Fees (2%)	\$2,798
Initial Cash Invested (2)	\$47,566
Cost per Square Foot	\$103.55
Monthly Rent	\$2,452
Monthly Rent per SqFt	\$0.91

	80%	120%	
	SRAP	SRAP	Combined
	Monthly	Monthly	Monthly
Income			
Gross Rent	\$1,057	\$1,395	\$2,452
Vacancy	(\$10)	(\$13)	(\$23)
Operating Income	\$1,047	\$1,382	\$2,429
Expenses			
# Property Taxes	(\$111)	(\$111)	(\$223)
# Insurance	(\$181)	(\$181)	(\$361)
Managemnet Fees	(\$77)	(\$104)	(\$180)
HOA	(\$70)	(\$70)	(\$140)
Utilities	(\$100)	(\$100)	(\$200)
Operating Expenses	(\$538)	(\$566)	(\$1,104)
Net Performance			
Net Operating Income	\$509	\$817	\$1,325
Mortgage Payments	(\$791)	(\$791)	(\$1,582)
Cash Flow	(\$282)	\$25	(\$257)
Principle Reduction	\$1,481	\$1,481	\$2,962
First-Year Appreciation	\$14,497	\$14,497	\$28,994
Gross Equity Income	\$15,696	\$16,003	\$31,699
SRAP FUNDS	\$36,500	\$36,500	\$73,000
Tax Savings - 1st Year	\$1,312	\$1,312	\$2,623
Tax Savings - Remaining	\$95	\$95	\$191
Net Equity Income	\$53,603	\$53,910	\$107,513

Mortgage Info	First
Loan-to-Value	85%
Loan Amount	\$118,915
Monthly Payment	\$791.14
Loan Type	Fixed
Term	30 Yrs
Interest Rate	7.000%
Monthly PMI	\$0

Financial Indicators
Debt Coverage Ratio
Annual Gross Rent Multiplier
Monthly Gross Rent Multiplier
Capitalization Rate
Cash on Cash Return
Total Return on Investment
Total ROI with Tax Savings

Assumptions	
Real Estate Appreciation Rate	3%
Vacancy Rate	1%
Management Fee	8%
Maintenance Percentage	1%
Land Value	10%
Marginal Tax Bracket	25%