

Beltline II
 1164 S. Beltline Road
 Dallas, TX 75253
 THIS IS WHAT INVESTING IS ALL ABOUT!! LEASES FOR \$



Square Feet	1,640
Purchase Price	\$110,000
Initial Market Value	\$130,000
Downpayment	\$11,000
Loan Origination Fees	\$990
Depreciable Closing Costs	\$3,300
Other Closing Costs	\$0
Initial Cash Invested	\$15,290
Cost per Square Foot	\$67
Monthly Rent per Square Foot	\$0.73

Income	Monthly	Annual
Gross Rent	\$1,200	\$14,400
Vacancy Losses	(\$36)	(\$432)
Operating Income	\$1,164	\$13,968

Expenses	Monthly	Annual
Property Taxes	(\$231)	(\$2,772)
Insurance	(\$64)	(\$770)
Management Fees	\$0	\$0
Leasing/Advertising Fees	(\$42)	(\$500)
Association Fees	\$0	\$0
Maintenance	\$0	\$0
Other	\$0	\$0
Operating Expenses	(\$337)	(\$4,042)

Net Performance	Monthly	Annual
Net Operating Income	\$827	\$9,926
- Mortgage Payments	(\$659)	(\$7,904)
= Cash Flow	\$169	\$2,022
+ Principal Reduction	\$84	\$1,006
+ First-Year Appreciation	\$2,208	\$26,500
= Gross Equity Income	\$2,461	\$29,528
+ Tax Savings	\$8	\$100
= GEI w/Tax Savings	\$2,469	\$29,628

Mortgage Info	First	Second
Loan-to-Value Ratio	90%	0%
Loan Amount	\$99,000	\$0
Monthly Payment	\$658.65	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	7.000%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.26
Annual Gross Rent Multiplier	8
Monthly Gross Rent Multiplier	92
Capitalization Rate	7.6%
Cash on Cash Return	13%
Total Return on Investment	193%
Total ROI with Tax Savings	194%

Assumptions	
Real Estate Appreciation Rate	5%
Vacancy Rate	3%
Management Fee	0%
Maintenance Percentage	0%

Comments

Picture shown was taken prior to any improvements being made to the property.

PROPERTY COMES WITH 1 YEAR ZERO DEDUCTIBLE WARRANTY!

PROPERTY COMES WITH ONE YEAR FREE PROPERTY

MANAGEMENT!

*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.