

5802 Orchardview
 5802 Orchardview Dr
 Jackson, MS 39211
 Great rental with retail potential!



Square Feet	1,718
Purchase Price	\$89,500
Initial Market Value	\$126,000
Downpayment	\$0
Loan Origination Fees	\$0
Depreciable Closing Costs	\$0
Other Closing Costs	\$0
Initial Cash Invested	\$0
Cost per Square Foot	\$52
Monthly Rent per Square Foot	\$0.61

Income	Monthly	Annual
Gross Rent	\$1,050	\$12,600
Vacancy Losses	(\$21)	(\$252)
Operating Income	\$1,029	\$12,348

Expenses	Monthly	Annual
Property Taxes	(\$149)	(\$1,790)
Insurance	(\$54)	(\$653)
Management Fees	(\$103)	(\$1,235)
Leasing/Advertising Fees	\$0	\$0
Association Fees	\$0	\$0
Maintenance	(\$42)	(\$504)
Other	\$0	\$0
Operating Expenses	(\$349)	(\$4,182)

Net Performance	Monthly	Annual
Net Operating Income	\$680	\$8,166
- Mortgage Payments	(\$595)	(\$7,145)
= Cash Flow	\$85	\$1,020
+ Principal Reduction	\$76	\$909
+ First-Year Appreciation	\$3,252	\$39,020
= Gross Equity Income	\$3,412	\$40,950
+ Tax Savings	\$19	\$231
= GEI w/Tax Savings	\$3,432	\$41,181

Mortgage Info	First	Second
Loan-to-Value Ratio	100%	0%
Loan Amount	\$89,500	\$0
Monthly Payment	\$595.45	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	7.000%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.14
Annual Gross Rent Multiplier	7
Monthly Gross Rent Multiplier	85
Capitalization Rate	6.5%
Cash on Cash Return	N/A
Total Return on Investment	N/A
Total ROI with Tax Savings	N/A

Assumptions	
Real Estate Appreciation Rate	2%
Vacancy Rate	2%
Management Fee	10%
Maintenance Percentage	4%

Comments
Brick ranch style home located in the heart of NE Jackson. Jackson's most sought after area.
Seller can provide interim and permanent financing to qualified buyers. Can also provide property management.

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

prior to investing.