

25h Ave - Tampa Cashflow Property
 2601 E. 25th Ave.
 Tampa, FL 33605
 Great cashflow! Purchase for under 40K!



Square Feet	700
Purchase Price	\$38,000
Initial Market Value	\$60,000
Downpayment	\$11,400
Loan Origination Fees	\$266
Depreciable Closing Costs	\$760
Other Closing Costs	\$0
Initial Cash Invested	\$12,426
Cost per Square Foot	\$54
Monthly Rent per Square Foot	\$1.07

Income	Monthly	Annual
Gross Rent	\$750	\$9,000
Vacancy Losses	(\$60)	(\$720)
Operating Income	\$690	\$8,280

Expenses	Monthly	Annual
Property Taxes	(\$63)	(\$760)
Insurance	(\$40)	(\$475)
Management Fees	(\$69)	(\$828)
Leasing/Advertising Fees	(\$29)	(\$350)
Association Fees	\$0	\$0
Maintenance	(\$60)	(\$720)
Other	\$0	\$0
Operating Expenses	(\$261)	(\$3,133)

Net Performance	Monthly	Annual
Net Operating Income	\$429	\$5,147
- Mortgage Payments	(\$188)	(\$2,259)
= Cash Flow	\$241	\$2,888
+ Principal Reduction	\$20	\$239
+ First-Year Appreciation	\$1,983	\$23,800
= Gross Equity Income	\$2,244	\$26,927
+ Tax Savings	\$325	\$3,895
= GEI w/Tax Savings	\$2,568	\$30,822

Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$26,600	\$0
Monthly Payment	\$188.27	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	7.625%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	2.28
Annual Gross Rent Multiplier	4
Monthly Gross Rent Multiplier	51
Capitalization Rate	8.6%
Cash on Cash Return	23%
Total Return on Investment	217%
Total ROI with Tax Savings	248%

Assumptions	
Real Estate Appreciation Rate	3%
Vacancy Rate	8%
Management Fee	10%
Maintenance Percentage	8%

Comments
Renters ready to move in!

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