

Palifox St. - Tampa Cashflow Rental  
 2401 E. Palifox St.  
 Tampa, FL 33610  
 Great Cashflow investment in strong rental area!



Square Feet	950
Purchase Price	\$54,000
Initial Market Value	\$80,000
Downpayment	\$16,200
Loan Origination Fees	\$0
Depreciable Closing Costs	\$1,080
Other Closing Costs	\$0
<b>Initial Cash Invested</b>	<b>\$17,280</b>
Cost per Square Foot	\$57
Monthly Rent per Square Foot	\$1.00

Income	Monthly	Annual
Gross Rent	\$950	\$11,400
Vacancy Losses	(\$76)	(\$912)
<b>Operating Income</b>	<b>\$874</b>	<b>\$10,488</b>

Expenses	Monthly	Annual
Property Taxes	(\$90)	(\$1,080)
Insurance	(\$52)	(\$621)
Management Fees	(\$87)	(\$1,049)
Leasing/Advertising Fees	\$0	\$0
Association Fees	\$0	\$0
Maintenance	(\$48)	(\$570)
Other	\$0	\$0
<b>Operating Expenses</b>	<b>(\$277)</b>	<b>(\$3,320)</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$597</b>	<b>\$7,168</b>
- Mortgage Payments	(\$264)	(\$3,172)
<b>= Cash Flow</b>	<b>\$333</b>	<b>\$3,997</b>
+ Principal Reduction	\$29	\$348
+ First-Year Appreciation	\$2,367	\$28,400
<b>= Gross Equity Income</b>	<b>\$2,729</b>	<b>\$32,745</b>
+ Tax Savings	\$461	\$5,535
<b>= GEI w/Tax Savings</b>	<b>\$3,190</b>	<b>\$38,280</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$37,800	\$0
Monthly Payment	\$264.30	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	7.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	2.26
Annual Gross Rent Multiplier	5
Monthly Gross Rent Multiplier	57
Capitalization Rate	9.0%
Cash on Cash Return	23%
<b>Total Return on Investment</b>	<b>189%</b>
<b>Total ROI with Tax Savings</b>	<b>222%</b>

Assumptions	
Real Estate Appreciation Rate	3%
Vacancy Rate	8%
Management Fee	10%
Maintenance Percentage	5%

Comments	
Renters in place.	
Purchase price includes 8k in renovation costs.	

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