

20th St. - Tampa Cashflow Rental  
 8408 N. 20th St.  
 Tampa, FL 33604  
 Need Immediate cashflow? This is it!



Square Feet	800
Purchase Price	\$53,000
Initial Market Value	\$80,000
Downpayment	\$15,900
Loan Origination Fees	\$371
Depreciable Closing Costs	\$1,060
Other Closing Costs	\$0
<b>Initial Cash Invested</b>	<b>\$17,331</b>
Cost per Square Foot	\$66
Monthly Rent per Square Foot	\$1.13

Income	Monthly	Annual
Gross Rent	\$900	\$10,800
Vacancy Losses	(\$72)	(\$864)
<b>Operating Income</b>	<b>\$828</b>	<b>\$9,936</b>

Expenses	Monthly	Annual
Property Taxes	(\$88)	(\$1,060)
Insurance	(\$55)	(\$663)
Management Fees	(\$83)	(\$994)
Leasing/Advertising Fees	(\$29)	(\$350)
Association Fees	\$0	\$0
Maintenance	(\$72)	(\$864)
Other	\$0	\$0
<b>Operating Expenses</b>	<b>(\$328)</b>	<b>(\$3,930)</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$500</b>	<b>\$6,006</b>
- Mortgage Payments	(\$263)	(\$3,151)
<b>= Cash Flow</b>	<b>\$238</b>	<b>\$2,855</b>
+ Principal Reduction	\$28	\$334
+ First-Year Appreciation	\$2,450	\$29,400
<b>= Gross Equity Income</b>	<b>\$2,716</b>	<b>\$32,589</b>
+ Tax Savings	\$453	\$5,433
<b>= GEI w/Tax Savings</b>	<b>\$3,168</b>	<b>\$38,021</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	70%	0%
Loan Amount	\$37,100	\$0
Monthly Payment	\$262.59	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	7.625%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.91
Annual Gross Rent Multiplier	5
Monthly Gross Rent Multiplier	59
Capitalization Rate	7.5%
Cash on Cash Return	16%
<b>Total Return on Investment</b>	<b>188%</b>
<b>Total ROI with Tax Savings</b>	<b>219%</b>

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

**Comments**  
 Great Cashflow rental in a strong rental market! Renovation cost of 7k is included in the purchase price.

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