

Great Capital Gains Potential!

5761 Old Canton Rd

Jackson, MS 39211

Large home located in North Jackson



Square Feet	2,061
Purchase Price	\$95,000
Initial Market Value	\$149,000
Downpayment	\$950
Loan Origination Fees	\$0
Depreciable Closing Costs	\$0
Other Closing Costs	\$0
<b>Initial Cash Invested</b>	<b>\$950</b>
Cost per Square Foot	\$46
Monthly Rent per Square Foot	\$0.51

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

Expenses	Monthly	Annual
Property Taxes	(\$124)	(\$1,482)
Insurance	(\$56)	(\$675)
Management Fees	(\$103)	(\$1,235)
Leasing/Advertising Fees	\$0	\$0
Association Fees	\$0	\$0
Maintenance	(\$42)	(\$504)
Other	\$0	\$0
<b>Operating Expenses</b>	<b>(\$325)</b>	<b>(\$3,895)</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$704</b>	<b>\$8,453</b>
- Mortgage Payments	(\$626)	(\$7,509)
<b>= Cash Flow</b>	<b>\$79</b>	<b>\$944</b>
+ Principal Reduction	\$80	\$955
+ First-Year Appreciation	\$4,748	\$56,980
<b>= Gross Equity Income</b>	<b>\$4,907</b>	<b>\$58,879</b>
+ Tax Savings	\$25	\$296
<b>= GEI w/Tax Savings</b>	<b>\$4,931</b>	<b>\$59,176</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	99%	0%
Loan Amount	\$94,050	\$0
Monthly Payment	\$625.72	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	7.000%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.13
Annual Gross Rent Multiplier	8
Monthly Gross Rent Multiplier	90
Capitalization Rate	5.7%
Cash on Cash Return	99%
<b>Total Return on Investment</b>	<b>6,198%</b>
<b>Total ROI with Tax Savings</b>	<b>6,229%</b>

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

Comments	
Great home located in retail area. Very sought after rental. Capitol Gains potential.	
Seller can provide interim and permanent financing for approved borrower.	

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