

Cash Flow Analysis

9-Home SFR Investment Portfolio - Paris, Texas

Monthly Operating Income	
Number of Units	9
Average Monthly Rent per Unit	575.56
Gross Monthly Operating Income	5,180.04

Monthly Operating Expenses	
Property Management Fees	518.00
Repairs and Maintenance	777.00
Real Estate Taxes	574.16
Rental Property Insurance	322.69
Monthly Operating Expenses	2,191.85

Net Operating Income (NOI)	
Total Annual Operating Income	62,160.48
Total Annual Operating Expense	26,302.20
Annual Net Operating Income	35,858.28

Capitalization Rate and Valuation	
Market Capitalization Rate - Lamar County Appraisal District (12/1/2019)	9.00%
Property Valuation	398,425.33
Asking Price	375,000.00
Effective Capitalization Rate	10.46%

Loan Information	
Down Payment (15%)	56,250.00
Loan Amount	318,750.00
Acquisition Costs and Loan Fees	3,500.00
Length of Mortgage (years)	20
Annual Interest Rate	4.25%
Initial Investment	59,750.00
Monthly Mortgage Payment (PI)	1,973.81
Annual Interest	13,347.03
Annual Principal	10,338.69
Total Annual Debt Service	23,685.72

Cash Flow and ROI	
Total Monthly Cash Flow (before taxes)	1,014.38
Total Annual Cash Flow (before taxes)	12,172.56
Cash on Cash Return (ROI)	20.37%