

1st Year Pro forma

City, State	Kansas City, MO
Street	7622 Sni A Bar Rd
Property Type	Single family
Year Built	1948
Living Area Sq Ft	1,008
Bedrooms	3
Baths	1
Neighborhood Class	B

Price	\$162,000
Furnishings	\$15,000.00
Total Cost	\$177,000.00



Income	Monthly	Annual
Gross Rent	\$4,350	\$52,200
Vacancy Losses	\$1,958	\$23,490
Gross Operating Income	\$2,393	\$28,710

Expenses	Monthly	Annual
Property Taxes	\$89	\$1,067
Insurance	\$65	\$780
Management	\$239	\$2,871
Gas, electric, water	\$200	\$2,400
Cable/Internet	\$75	\$900
Lawcare/Snow removal	\$40	\$480
Maintenance	\$261	\$3,132
Operating Expenses	\$969	\$11,630

Net Performance	Monthly	Annual
Net Operating Income	\$1,423	\$17,080
Debt Service	\$746	\$8,953
Cash Flow	\$677	\$8,127
Principal Reduction	\$142	\$1,706
First Year Appreciation	\$405	\$4,860
Total Income & Equity Return	\$1,224	\$14,694

Financial Indicators	
Debt Cover Ratio	1.9
Annual Gross Rent Multiplier	3.1
Monthly Gross Rent Multiplier	37
Rent ratio	2.7%
Capitalization Rate	10.5%
Cash on Cash Return	17.1%
Total Return on Investment	31.0%

Assumptions	
Real Estate Appreciation Rate	3%
Occupancy Rate	55%
Management Fee	10%
Maintenance Percentage	6%
Annual Rental Increase	2.0%
Daily Rate	\$145

Mortgage Information	
Loan to Value	80.0%
Downpayment & furnishing	\$47,400
Loan Amount	\$129,600
Terms	360
Interest Rate*	5.625%
Mortgage Payment	\$746.05

These are projections only and performance is not gauranteed. All investments have risk and investors should do their own due dilligence

10 Year Performance Summary----Cash-flow & Equity

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10
INCOME						
Gross Rent	\$52,200	\$53,244	\$54,309	\$55,395	\$56,503	\$62,384
Vacancy	\$23,490	\$23,960	\$24,439	\$24,928	\$25,426	\$28,073
Operating Income	\$28,710	\$29,284	\$29,870	\$30,467	\$31,077	\$34,311
EXPENSES						
Property taxes	\$1,067	\$1,088	\$1,110	\$1,132	\$1,155	\$1,275
Insurance	\$780	\$796	\$812	\$828	\$844	\$932
Management	\$2,871	\$2,928	\$2,987	\$3,047	\$3,108	\$3,431
Maintenance	\$3,132	\$3,195	\$3,259	\$3,324	\$3,390	\$3,743
Water, electric, gas	\$2,400	\$2,448	\$2,497	\$2,547	\$2,598	\$2,868
Lawn care/Snow removal	\$480	\$490	\$499	\$509	\$520	\$574
Cable/Internet	\$900	\$918	\$936	\$955	\$974	\$1,076
Total Operating Expenses	\$11,630	\$11,863	\$12,100	\$12,342	\$12,589	\$13,899

Income Analyses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10
Net Operating Income	\$17,080	\$17,422	\$17,770	\$18,125	\$18,488	\$20,412
Debt Service	\$8,953	\$8,953	\$8,953	\$8,953	\$8,953	\$8,953
Cash Flow	\$8,127	\$8,469	\$8,817	\$9,173	\$9,535	\$11,460
Cash on Cash Return	17.1%	17.9%	18.6%	19.4%	20.1%	24.2%

Equity Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10
Principal Reduction	\$1,706	\$1,805	\$1,909	\$2,019	\$2,136	\$2,854
Annual Appreciation	\$4,860	\$5,006	\$5,156	\$5,311	\$5,470	\$6,341
Total Annual Equity Gain	\$6,566	\$6,810	\$7,065	\$7,330	\$7,605	\$9,195
Total Equity Gain %	13.9%	14.4%	14.9%	15.5%	16.0%	19.40%

Income & Equity Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10
Total Annual Income	\$8,127	\$8,469	\$8,817	\$9,173	\$9,535	\$11,460
Total Annual Equity	\$6,566	\$6,810	\$7,065	\$7,330	\$7,605	\$9,195
Total Income & Equity	\$14,694	\$15,279	\$15,882	\$16,502	\$17,141	\$20,655
Return from Income & Equity	31.0%	32.2%	33.5%	34.8%	36.2%	43.6%

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10
Cummulative Cash flow	\$8,127	\$16,596	\$25,414	\$34,587	\$44,122	\$97,495
Cummulative Equity Gain	\$6,566	\$13,377	\$20,441	\$27,771	\$35,376	\$77,990
Total Cummulative Income & Equity	\$14,694	\$29,973	\$45,855	\$62,358	\$79,498	\$175,486

10 Year Cumulative Return

