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### Cash Flow Analyzer Tool

Property Address: 685 Melrose Pontiac, MI

#### Property Info

Style	Unit	SqFt	Bdrm	Bath	Foundation	Garage
single family		900	3	1	slab	2 car

#### Acquisition Info

Purchase Price		\$39,900
Down Payment	100%	\$39,900
Other Acq. Costs		\$1,500
Seller Contribution		\$0
Other		\$0
<b>Total Capital Invested</b>		<b>\$41,400</b>

#### Operating Income

	# of Units	Monthly Rent	Annual Potential Income	Annual Estimated Vacancy	Annual Estimated Credit Loss	Annual Gross Income
	1	\$725	\$8,700	0%	0%	\$8,700
		\$0	\$0	0%	0%	\$0
		\$0	\$0	0%	0%	\$0
		\$0	\$0	0%	0%	\$0
		\$0	\$0	0%	0%	\$0
		\$0	\$0	0%	0%	\$0
<b>Total</b>	<b>1</b>	<b>\$725</b>	<b>\$8,700</b>			<b>\$8,700</b>

#### Operating Expenses

Expense	Monthly	Annual
Prop Manager	\$45	\$540
Electric	\$0	\$0
Gas	\$0	\$0
Water	\$0	\$0
Repairs	\$0	\$0
Maintenance	\$0	\$0
Insurance	\$50	\$600
Prop Taxes	\$126	\$1,508
Rental Regist.	\$21	\$250
Lawn/Snow	\$0	\$0
Legal	\$0	\$0
Supplies	\$0	\$0
Cleaning	\$0	\$0
{user data}	\$0	\$0
{user data}	\$0	\$0
<b>Total</b>	<b>\$241</b>	<b>\$2,898</b>

#### Cash Flow

	Annual	Monthly	Int. Rate	Term
Total Operating Gross Income	\$8,700.00	\$725.00		
Total Operating Expenses	\$2,897.52	\$241.46		
Total Net Operating Income	\$5,802.48	\$483.54		
Debt Service P + I	\$0.00	\$0.00	0.00%	360
Mortgage Insurance	\$0.00	\$0.00		
Loan Proceeds Income	\$0.00	\$0.00		
Interest Earned Income	\$0.00	\$0.00		
Cash Flow Before Taxes (CFBT)	\$5,802.48	\$483.54		
State/Fed Income Taxes	\$0.00	\$0.00		
Cash Flow After Taxes (CFAT)	\$5,802.48	\$483.54		

#### Ratios

Gross Rent Multiplier (GRM)	55.03
Capitalization Rate	15%
Break-Even Ratio	50%
Return on Investment Year 1	14.0%

For Questions Call 888-412-4711. To learn more or to see a list of available properties visit: [www.EquityServicesLLC.com](http://www.EquityServicesLLC.com)