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Cash Flow Analyzer Tool

Property Address: 695 1st Ave. Pontiac, MI

Property Info

| Style | Unit | SqFt | Bdrm | Bath | Foundation | Garage |
|---------------|------|------|------|------|------------|--------|
| single family | | 1000 | 3 | 1 | crawl | 2 car |
| | | | | | | |
| | | | | | | |
| | | | | | | |

Acquisition Info

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

Operating Income

| | # of Units | Monthly Rent | Annual Potential Income | Annual Estimated Vacancy | Annual Estimated Credit Loss | Annual Gross Income |
|--------------|------------|--------------|-------------------------|--------------------------|------------------------------|---------------------|
| | 1 | \$750 | \$9,000 | 0% | 0% | \$9,000 |
| | | \$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 |
| | | \$0 | \$0 | 0% | 0% | \$0 |
| Total | 1 | \$750 | \$9,000 | | | \$9,000 |

Operating Expenses

| Expense | Monthly | Annual |
|----------------|--------------|----------------|
| Prop Manager | \$65 | \$780 |
| Electric | \$0 | \$0 |
| Gas | \$0 | \$0 |
| Water | \$0 | \$0 |
| Repairs | \$0 | \$0 |
| Maintenance | \$0 | \$0 |
| Insurance | \$50 | \$600 |
| Prop Taxes | \$157 | \$1,884 |
| 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 |
| Total | \$293 | \$3,514 |

Cash Flow

| | Annual | Monthly | Int. Rate | Term |
|-------------------------------|------------|----------|-----------|------|
| Total Operating Gross Income | \$9,000.00 | \$750.00 | | |
| Total Operating Expenses | \$3,513.60 | \$292.80 | | |
| Total Net Operating Income | \$5,486.40 | \$457.20 | | |
| 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) | \$5,486.40 | \$457.20 | | |
| State/Fed Income Taxes | \$0.00 | \$0.00 | | |
| Cash Flow After Taxes (CFAT) | \$5,486.40 | \$457.20 | | |

Ratios

| | |
|-----------------------------|-------|
| Gross Rent Multiplier (GRM) | 53.20 |
| Capitalization Rate | 14% |
| Break-Even Ratio | 64% |
| Return on Investment Year 1 | 13.3% |

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