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Cash Flow Analyzer Tool

Property Address: 8050 Jackson Warren, MI

Property Info

Style	Unit	SqFt	Bdrm	Bath	Foundation	Garage
single family		1038	3	1	slab	2 car

Acquisition Info

Purchase Price		\$39,900
Down Payment	100%	\$39,900
Other Acq. Costs		\$500
Seller Contribution		\$0
Other		\$0
Total Capital Invested		\$40,400

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	\$188	\$2,256
Rental Regist.	\$0	\$0
Lawn/Snow	\$0	\$0
Legal	\$0	\$0
Supplies	\$0	\$0
Cleaning	\$0	\$0
{user data}	\$0	\$0
{user data}	\$0	\$0
Total	\$303	\$3,636

Cash Flow

	Annual	Monthly	Int. Rate	Term
Total Operating Gross Income	\$9,000.00	\$750.00		
Total Operating Expenses	\$3,636.00	\$303.00		
Total Net Operating Income	\$5,364.00	\$447.00		
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)	\$5,364.00	\$447.00		
State/Fed Income Taxes	\$0.00	\$0.00		
Cash Flow After Taxes (CFAT)	\$5,364.00	\$447.00		

Ratios

Gross Rent Multiplier (GRM)	53.20
Capitalization Rate	13%
Break-Even Ratio	68%
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