

CASH FLOW REPORT – ESTIMATED 5-YEAR FORECAST

2931 Rochester Rd



PROPERTY DESCRIPTION

Price: \$143,866			[Image to be displayed]
2931 Rochester Rd	Mo. Loan	\$555	
ROYAL OAK, MI 48073	Mo. Rent	\$1,600	
3BD / 1BA	Mo. PITI*	\$868	
1,191 sqft (\$121/sqft)	Zestimate: \$143,866		
Built: 1937	Rent Zestimate: \$1,600		
25% Down @ 4.625% Int.	https://www.zillow.com/homedetails/2931-Rochester-Rd-Royal-Oak-MI-48073/24624931_zpid/		

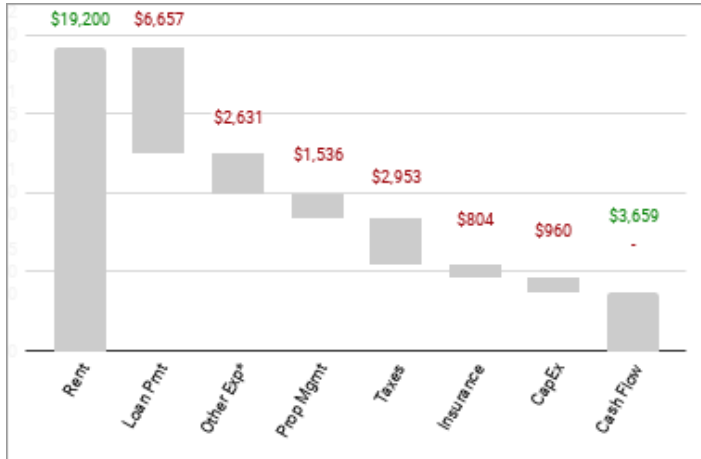
*PITI stands for monthly principal, interest, taxes, and insurance.

5-YEAR RETURN SUMMARY

Required Investment*	(\$38,988)
Total Cash Return	\$76,401
Net Cash Return	\$37,413
Annual Return % (IRR)	16.6%
Cash Multiple	1.96x
Capitalization Rate (Year 1)	7.84%
Cash Flow (Year 1)	\$3,659

* Down payment of \$35,967 & buyer costs/fees of \$3,021.

RENTAL CASH FLOW (YEAR 1)



* Other Exp includes Vacancy, Repairs, Leasing and other fees; does not include PMI.

DRIVERS

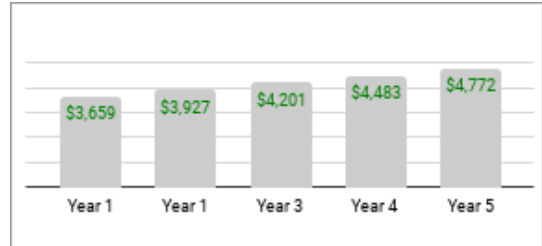
Assumptions	Drivers	Adjustments	% or \$
Price	\$143,866		\$ value
Interest Rate	4.625%		%
Down Payment	25.0%		%
Buyer Costs/Fees	2.1%		\$ value
Seller Costs/Fees	6.0%		\$ value
Monthly Rent	\$1,600		\$ value
Vacancy Rate	5.0%		%
Tax Rate	2.00%		\$ value
Insurance	0.54%		\$ value
Prop. Mgmt.	8.0%		%
Rep & Maint.	6.2%		%
Leasing Fees	2.5%		%
Other Fees	\$0		\$ value
Capitalized Ex.	5.0%		%
Rent Increase	2.6%		%
Appreciation	2.6%		%

EST. FINANCIALS

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Rental Income	\$19,200	\$19,699	\$20,211	\$20,737	\$21,276
(-) Taxes	(\$2,953)	(\$3,030)	(\$3,109)	(\$3,191)	(\$3,275)
(-) Insurance	(\$804)	(\$825)	(\$847)	(\$869)	(\$891)
(-) Property Mgmt.	(\$1,536)	(\$1,576)	(\$1,617)	(\$1,659)	(\$1,702)
(-) Other Expenses*	(\$2,631)	(\$2,699)	(\$2,770)	(\$2,842)	(\$2,915)
Net Income	\$11,276	\$11,569	\$11,869	\$12,177	\$12,492
(-) Loan Payment	(\$6,657)	(\$6,657)	(\$6,657)	(\$6,657)	(\$6,657)
(-) Capitalized Ex.	(\$960)	(\$985)	(\$1,011)	(\$1,037)	(\$1,064)
Cash Flow (Rent)	\$3,659	\$3,927	\$4,201	\$4,483	\$4,772

* Other Exp includes Vacancy, Repairs, Leasing and other fees; does not include PMI.

RENTAL CASH FLOW OVER TIME



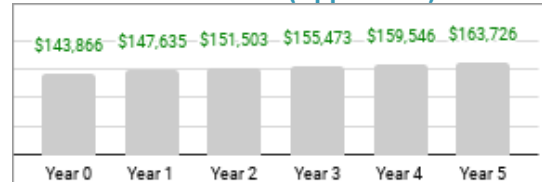
PURCHASE/SALE

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Prop. Val.	\$143,866	\$147,635	\$151,503	\$155,473	\$159,546
Purch/Sale*	(\$145,377)	-	-	-	-\$153,903
Loan Bal.	\$107,900	\$106,197	\$104,414	\$102,547	\$100,592
Financing	(\$37,477)	(\$6,657)	(\$6,657)	(\$6,657)	(\$6,657)
Cash Flow**	(\$38,988)	\$3,659	\$3,927	\$4,201	\$4,483

* Adjusted to include effect of Buyer and Seller costs/fees.

** Does not include any effect of depreciation or tax expense.

EST. PROPERTY VALUE (Appr: 2.6%)



Note: this document is not intended to be a solicitation of real estate services or advice; forecast is based on third party sources, conventional assumptions and publicly available information. Figures presented are (i) preliminary estimates which are not indicative of actual results (ii) subject to economic, financial and real estate market conditions and (iii) should only be used as an illustrative example of potential performance. See Methodology for more information.