



901-410-5452
www.MemphisTurnkey.com

Property Address: 3614 - 3616 Tchulahoma

Purchase Price	\$104,900.00	Loan	\$78,675.00
Rent	\$1,390.00	Rate	5.00%
30 Yr. Payment (PITI)	\$730.68	Principal and Interest	\$422.34
Property Management (8%)	\$111.20	2017 Yearly Taxes	\$2,350.00
		Est. Yearly Insurance	\$1,350.00
		Vacancy (6%)	\$83.40
		Maintenance (6%)	\$83.40
25% Down Payment	\$26,225.00		
Estimated Closing Cost (4% of Purchase Price)	\$4,196.00		
Seller Paid Closing Cost			
Estimated Out of Pocket Cost	\$30,421.00		
Estimated Monthly Cash Flow	\$381.32		
PRO FORMA ROI	15.0%		

Conventional Lending
 30 Year Conventional Financing
 20% Down financing based on Properties 1-4
 After 4 properties, underwriting requirements change to minimum of 25% down payment
 Interest Rate based on current rate of 5.00%. Rates are subject to change
 Estimated closing cost does not include 1 year insurance cost, escrow set up, pre-paid interest or owners title policy cost. 4% closing cost is simply an estimate and varies by lender. Closing cost % typically is larger on smaller loans

Notes

- ROI Analysis is simply a tool used to evaluate a deal. Due to fluctuations in operational expenses, this should not be used as a yearly expectation of actual ROI and is not guaranteed by Memphis/Little Rock Turnkey.
 Due to the Memphis/Little Rock Turnkey renovation, operational cost tend to be well below industry averages the first few years and over time increase as tenants turn
- Rent Range is \$675 to \$695