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TurnkeyInvestProperties.com

20-25% Down Payment Worksheet

Property Address: 3615 Allandale

All Deals Come with 2% Seller Paid Closing Cost & 2 Year Cash Flow Boost through Waiving Monthly Mgmt Fee

Purchase Price	\$ 192,900.00	Loan Amount	\$ 154,320.00
Projected Rent Year 1	\$ 1,815.00	Rate	6.75%
Year 2 of Lease Amount Projection (All leases are 2 Years with increase in year 2)	\$ 1,869.00	Principal and Interest	\$ 1,000.92
30 Yr. Payment (PITI)	\$ 1,180.60	2023 Quoted Yearly Taxes & Insurance	\$ 2,156.21
Property Management (0%) 2 Year Cash Flow Boost	\$ -		
20% Down Payment	\$ 38,580.00		
Estimated Closing Cost (4%)	\$ 7,716.00		
Estimated Out of Pocket Cost	\$ 46,296.00		
Estimated Gross Cash Flow 20% Down Year 1	\$ 634.40	Year 1 Gross Cash on Cash	16.44%
Estimated Gross Cash Flow 20% Down Year 2	\$ 688.40	Year 2 Gross Cash on Cash	17.84%

Purchase Price	\$ 192,900.00	Loan Amount	\$ 144,675.00
Projected Rent	\$ 1,815.00	Rate	6.25%
Year 2 of Lease Amount Projection (All leases are 2 Years with increase in year 2)	\$ 1,869.00	Principal and Interest	\$ 890.79
30 Yr. Payment (PITI)	\$ 1,070.47	2023 Quoted Yearly Taxes & Insurance	\$ 2,156.21
Property Management (0%) 2 Year Cash Flow Boost	\$ -		
25% Down Payment	\$ 48,225.00		
Estimated Closing Cost (4%)	\$ 7,716.00		
Estimated Out of Pocket Cost	\$ 55,941.00		
Estimated Cash Flow 25% Down Year 1	\$ 744.53	Year 1 Gross Cash on Cash	15.97%
Estimated Cash Flow 25% Down Year 2	\$ 798.53	Year 2 Gross Cash on Cash	17.13%

Rate

Rates are updated periodically at the time of the initial offering is sent out. The rate can fluctuate after the cash flow analysis is posted. Rate is based on a \$100,000 purchase. As the purchase price goes up, the rate may go up. Rate is also based on 780 credit score.

Closing Cost

Closing cost will vary by lender and could be higher if you choose to buy down the rate. Since escrow accounts are an asset on the balance sheet, our closing cost projections do not include the pre-paid expenses of your taxes and insurance.

Rent Variance & Lease Terms

Property Management will secure a 2-year lease with a built-in rental increase of 3% to 5% in year 2. Rents can vary typically with a +/- variance on average of \$50 based on current market conditions such as time of year, current supply of rental homes in the area, strength of tenant file who could negotiate a lower rent, etc. The higher the rent, the variance could increase. Typically, this would start at \$1,100 and higher.

Taxes & Insurance

The estimated rate of return is based on the current appraisal year and insurance quoted through our in-house program. Shelby County, TN taxes are locked through 2024, at that time re-appraisal will happen. Pulaski County, AR rates are locked through 2027. In rare occasions, a sale can trigger re-appraisal.

Cash on Cash Estimation

The cash flow calculation is based on gross cash flow, taking into account the known costs. However, it's important to note that this analysis doesn't factor in expenses such as vacancy, maintenance, and capital expenditures. These expenses will vary from year to year, but it's crucial to budget for them in your analysis. In the first few initial years, the cash flow may exceed what the industry considers to be normal vacancy and maintenance, as our property renovation is designed to address deferred maintenance and capital expenses and comes with our warranty.

Appraisal Contingency

Our goal as a Turnkey Provider is to minimize your risk when investing in real estate, and one way we achieve this is by conducting a high-quality renovation of the property. This involves carrying out numerous repairs, updates, and improvements to the property, which may not be taken into account in the appraiser's valuation. Due to the current competitive market, we are paying more to acquire inventory, and the rising costs of materials and labor mean that our all-in costs may exceed the