ANNUAL PROPERTY OPERATING DATA - APOD

Property Address: 518 WashteanwYpsilanti, MI

Property Type: House

Number of Units: 2BR & 3 BR House

Prepared For: Rent adjust Needed - Property Under Rented



(734) 996-0000

September 9, 2017

\$18,600

INVESTMENT	
PURCHASE PRICE	\$140,000
Down Payment % 20% or \$	\$28,000
Loan Amount:	\$112,000
Other Initial Investment Costs:	

TOTAL CASH INVESTMENT:	\$28,000
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A	NNUAL (OPERATING INCOME	
POTENTIAL RENT	AL INCO	OME	\$18,600
Less Vacancy %	1%		\$186

GROSS OPERATING INCOME \$18,414	GROSS OPERATING INCOME	\$18,414
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Loan Amount	\$112,000
Down Payment	\$28,000
Interest Rate %	4.25
Number of Years	30
ANNUAL DEBT SERVICE	\$6,612
1 YR PRINCIPAL PAYDOWN	\$1,888
1 YR Avg Annual Paydown	\$1,888
Include in CASH/CASH RETURN?	Yes
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LOAN INFORMATION

ANNUAL OPERATING EXPENSE	S
Real Estate Taxes	\$5,068
Insurance	\$1,300
Management %	\$0
Repairs and Maintenance	\$208
Misc	\$275
Water	\$925
TOTAL OPERATING EXPENSES	\$7,776

RENT CALCULATOR			
# Units	Monthly Rent	Income	
1	\$665	\$665	
1	\$875	\$875	
1	\$10	\$10	
		\$0	
Monthly	Total w/10 laundry	\$1,550	

YEARLY TOTAL

NET OPERATING INCOME (NOI)	\$10,638 NOI = GROSS OPERATING INCOME - TOTAL OPERATING EXPENSES
ANNUAL DEBT SERVICE (ADS)	\$6,612 ADS = TOTAL YEARLY PRINCIPAL AND INTEREST PAYMENTS
CASH FLOW BEFORE TAXES (CFBT)	\$4,026 CFBT = NET OPERATING INCOME - ANNUAL DEBT SERVICE
CASH ON CASH RETURN (C/C)	21.1% C/C = CASH FLOW BEFORE TAXES / TOTAL CASH INVESTMENT
(Including Avg Annual Principal Paydown)	
CAP RATE (CR)	7.6% CR = NET OPERATING INCOME / PURCHASE PRICE + (NOT INC ANNUAL APPRE

PROPERTY VALUE CALCULATOR - (Select a CAP RATE to determine Current Property Value)				
SELECT CAP RATE	10.0% SELECT A DESIRED CAP RATE FOR THE PROPERTY ABOVE			
INDICATED PROPERTY VALUE	\$106,380 PROPERTY VALUE = NET OPERATING INCOME / CAP RATE			



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