



Financial Estimate Summary - Magnolia Village North - **Kennedy Floor Plan**

Key Assumptions

Item	All Cash	With Loan	Owner Occupier
List Price	\$ 391,000	\$ 391,000	\$ 391,000
Percent Down for Loan	0.00%	30.00%	3.50%
Interest Rate on Loan		3.75%	4.25%
Rent Per Side	\$ 1,450	\$ 1,450	\$ 1,450
Annual Appreciation	3.50%	3.50%	3.50%
Investment Period (Years)	15	15	15

Additional assumptions and all formulas can be found in the other tabs in this spreadsheet.

Summary

Item	All Cash	w/Loan	Owner Occupier
Annual Gross Rents	\$ 34,800	\$ 34,800	\$ 17,400
Capital Needed for Purchase	\$ 396,000	\$ 128,890	\$ 25,275
Accumulated Cash Flow	\$ 306,168	\$ 78,010	
Principal Pay Down		\$ 99,400	\$ 62,837
Appreciation After X Years	\$ 264,061	\$ 264,061	\$ 264,061
Total Estimated Profit	\$ 524,375	\$ 395,617	\$ 281,044
Total Annual Return (ROI)	8.83%	20.46%	74.13%
Cap Rate	5.22%		
Cash on Cash Return		4.03%	
Cash on Cash + Appreciation		7.53%	
Owner Occupier Monthly Cost			\$ 1,472
Internal Rate of Return (IRR)	7.71%	10.96%	

Rent to Purchase Price Ratio Comparison

Item	Magnolia North	Sample 1	Sample 2
Purchase Price	\$ 391,000	\$ 475,000	\$ 565,000
Monthly Rent	\$ 1,450	\$ 1,825	\$ 1,725
Total Monthly Rent	\$ 2,900	\$ 3,650	\$ 3,450
Rent to Purchase Price Ratio	0.74%	0.77%	0.61%

A simple way to compare properties is to look at how much rent you are "buying" for each dollar you are spending. The higher the ratio, the better.

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