



Financial Estimate Summary - Montgomery Village - **Denman Floor Plan**

Key Assumptions

Item	All Cash	With Loan	Owner Occupier
List Price	\$ 505,990	\$ 505,990	\$ 505,990
Percent Down for Loan	0.00%	30.00%	3.50%
Interest Rate on Loan		3.75%	4.25%
Rent Per Side	\$ 1,775	\$ 1,775	\$ 1,775
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	\$ 42,600	\$ 42,600	\$ 21,300
Capital Needed for Purchase	\$ 510,990	\$ 164,030	\$ 29,942
Accumulated Cash Flow	\$ 374,994	\$ 79,736	
Principal Pay Down		\$ 128,633	\$ 78,291
Appreciation After X Years	\$ 341,720	\$ 341,720	\$ 341,720
Total Estimated Profit	\$ 657,374	\$ 490,749	\$ 360,671
Total Annual Return (ROI)	8.58%	19.95%	80.30%
Cap Rate	4.94%		
Cash on Cash Return		3.24%	
Cash on Cash + Appreciation		6.74%	
Owner Occupier Monthly Cost			\$ 1,936
Internal Rate of Return (IRR)	7.47%	10.56%	

Rent to Purchase Price Ratio Comparison

Item	Montgomery	Other Builder	Other Builder
Purchase Price	\$ 505,990	\$ 475,000	\$ 565,000
Monthly Rent	\$ 1,775	\$ 1,450	\$ 1,725
Total Monthly Rent	\$ 3,550	\$ 2,900	\$ 3,450
Rent to Purchase Price Ratio	0.70%	0.61%	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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