



## 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
<b>Total Annual Return (ROI)</b>	<b>8.58%</b>	<b>19.95%</b>	<b>80.30%</b>
Cap Rate	<b>4.94%</b>		
Cash on Cash Return		<b>3.24%</b>	
Cash on Cash + Appreciation		<b>6.74%</b>	
Owner Occupier Monthly Cost			\$ 1,936
Internal Rate of Return (IRR)	<b>7.47%</b>	<b>10.56%</b>	

### 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
<b>Rent to Purchase Price Ratio</b>	<b>0.70%</b>	<b>0.61%</b>	<b>0.61%</b>

*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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