



Cash Flow & Investment Analysis

Purchase Method	80% Financing	75% Financing	50% Financing	Cash
Purchase Price	99,500	99,500	99,500	99,500
Amount Borrowed	79,600	74,625	49,750	-
Down Payment	19,900	24,875	49,750	99,500
Closing Cost (2% of Sale Price)	1,990	1,990	1,990	1,990
Total Projected Cash Down	21,890	26,865	51,740	101,490
Principal/Interest Pymt 30Yr @ 5.50%	452	424	282	-
Property Tax Rate .0132 ÷ 12 Months =	110	110	110	110
Insurance at .045% per \$1000 (monthly)	41	41	41	41
Projected Rental Income (monthly)	950	950	950	950
Projected PITI (monthly)	603	575	434	
Management Fee 10% of Monthly Rent	95	95	95	95
Projected Cash Flow (monthly)	252	280	421	855
Annual Cash in Your Pocket Projection	3,022	3,361	5,055	10,260
Annual Cash on Cash Return	13.80%	12.51%	9.77%	10.11%
Average Annual Depreciation	3,329	3,329	3,329	3,329
Average Annual Principal Paydown	1,046	980	653	-
Average Annual ROI Projection	29.01%	24.90%	16.20%	13.39%



Approx Sq Ft:	925
Bedrooms:	3
Bathrooms:	1
Year Built:	1958
Garage:	2 Car Detach
Basement:	none
Lot Size:	55 x 120

Great solid rental home - 3 bedroom, 1 bath, ranch style home with detached 2 car garage. Location is fantastic. Current long term tenants are retired and pay \$950 month. (rent comps with 2 car garage = \$1,000 rent) ... more photos on the way unless you buy it now and take this one off the market. Call Beth 502-649-2103 and her email is Beth@VistaKy.com

ALL Properties require \$2,500 non-refundable earnest money to ensure Buyer completes transaction. Exceptions are title issues.

Closing shall occur at Borders & Borders Attorneys in Louisville, KY. Investment property management by Vista Properties Inc. and Vista Realtors, a company of seasoned professionals founded by Mike Butler. There are no implied or expressed guarantees on the pro-forma. Real Estate investments are subject to risk and loss of capital. The pro-forma numbers are projections based on historical data but future performance cannot be guaranteed as markets and economics shift. Rents, property taxes, insurance, loan rates, maintenance, and vacancy costs all vary depending on micro and macro economic factors. Investors should perform their own due diligence in order to best forecast the potential performance of their rental properties. Rates and terms are subject to change and will be based on the applicants credit and financing program chosen. A loan estimate of actual costs will be prepared by the mortgage broker at time of application. Professional home inspections are recommended.