

Cash Flow & Investment Analysis

Purchase Method	80% Financing	75% Financing	50% Financing	Cash
Purchase Price	1,273,000	1,273,000	1,273,000	1,273,000
Amount Borrowed	1,018,400	954,750	636,500	-
Down Payment	254,600	318,250	636,500	1,273,000
Closing Cost (2% of Sale Price)	25,460	25,460	25,460	25,460
Total Projected Cash Down	280,060	343,710	661,960	1,298,460
Principal/Interest Pymt 30Yr @ 5.50%	5,782	5,421	3,614	-
Property Tax Rate .0132 ÷ 12 Months =	679	679	679	679
Insurance at 4.5% per \$1000 (monthly)	477	477	477	477
Utilities (including free cable tv)	1,416	1,416	1,416	1,416
Repairs - Maintenance	200	200	200	200
Vacancy @ 5.00%	592	592	592	592
Projected Rental Income (\$699 month)	11,833	11,833	11,833	11,833
Projected PITI (monthly)	6,938	6,577	4,770	
Management Fee 10% of Monthly Rent	1,183	1,183	1,183	1,183
TOTAL of Rprs,Maintenance,Utilities,Vacancy	2,208	2,208	2,208	2,208
Projected Cash Flow (monthly)	1,504	1,865	3,672	8,442
Annual Cash in Your Pocket Projection	18,045	22,377	44,060	101,305
Annual Cash on Cash Return	6.44%	6.51%	6.66%	7.80%
Average Annual Depreciation	42,588	42,588	42,588	42,588
Average Annual Principal Paydown	13,376	12,540	8,360	-
Average Annual ROI Projection	21.65%	18.90%	13.09%	11.08%



Apprx SqFt each	775
Bdrms each:	2
Bath each:	1
Year Built:	1967'ish
Garage:	none
Maintnc Rm	Yes
Lot Size:	

Owner over 20 years - (previous owner 20 years) - PROVEN Ca\$h Cow! One brick building with 3 entries - 17 two bedroom units, 1 bath units with walk-in closet in master bedroom. Residents pay for personal electric and HVAC. New replacement windows have been put on pause due to government program to make building more energy efficient. Roof replaced Oct 2012 - Owner pays water, housemeter, trash, & basic cable Tv - Utilities average \$1,416 monthly. The 18th Unit is plumbed previously used as laundry mat not used in over 20 years- now a storage area & mechanical room with front and rear access for Water Heater. Owner is a Broker - property is not listed. Contact - Mike@VistaKy.com or Beth@VistaKY.com

This Property require \$5,000 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.