



Date: 3/8/2018

FINANCIAL ANALYSIS

Gross ROI:	13.18%
Cst/Sq':	\$59
Total Return on Investment:	9.86% (cash purchase)
Total Return on Investment:	47.69% (with financing)
Cash on Cash Return	21.05%
Debt Coverage Ratio:	2.24



Property Data

\$80,000

**4225 KEITH ST, HUNTSVILLE, AL, 35810, MADISON County
Bed 4 Bath 2, Yr Built 1960, Sqft 1275**

Pictures: <https://drive.google.com/open?id=0B3sVk0BWqlwuOE0wbWg2bGQ0dUE>

Potential Returns

Strategy:

Cash Flow

Estimated Annual Net Operating Income: **\$8,173**
 Estimated CAP Rate: **10.03%**
 Rehab Estimate:

Pro Forma (Monthly)

Gross Monthly Income: \$895

Taxes:	\$30	Utilities & Trash:	\$0
Insurance:	\$23	Lawn Service:	\$0
HOA:	\$0	Maintenance:	\$45
Property Management:	\$72	Vacancy Reserve:	\$45

Estimated Expenses: \$214 **Net Operating Income: \$681**

For more information, contact:

ROI Turn-Key
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