



Date: 4/12/2018
FINANCIAL ANALYSIS

Gross ROI:	10.58%
Cst/Sq':	\$69
Total Return on Investment:	6.13% (cash purchase)
Total Return on Investment:	30.75% (with financing)
Cash on Cash Return	11.86%
Debt Coverage Ratio:	1.68



Property Data

\$119,900

**605 Williamson, Montgomery, AL, 36109, Montgomery County
 Bed 4 Bath 2, Yr Built 1973, Sqft 1658**

Pictures: <https://drive.google.com/open?id=0B3sVk0BWqlwuLVFkrk5iY3NIRGs>

Potential Returns

Strategy:		Cash Flow	
Estimated Annual Net Operating Income:		\$9,200	
Estimated CAP Rate:		7.58%	
Rehab Estimate:			
Pro Forma (Monthly)			
		Gross Monthly Income: \$1,070	
Taxes:	\$76	Utilities & Trash:	\$0
Insurance:	\$35	Lawn Service:	\$0
HOA:	\$0	Maintenance:	\$54
Property Management:	\$86	Vacancy Reserve:	\$54
Estimated Expenses: \$303		Net Operating Income: \$767	

For more information, contact:

ROI Turn-Key
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