

**Gateway Village Townhome**  
**500 East 800 South**  
**Roosevelt UT 84066**  
**2-BR, 1.5 BA, Townhome, 980 sq ft.**



Square Feet:	980
Purchase Price (3% Closing Costs included):	\$109,900
Initial Market Value:	\$109,900
Downpayment:	20%
Loan Origination Fees:	Included in Purchase Price
Depreciable Closing Costs:	Included in Purchase Price
<b>Initial Cash Invested</b>	<b>\$21,980</b>
Cost per Square Foot	\$112
Monthly Rent per Square Foot	\$1.22

Income	Monthly	Annual
Gross Rent	\$1,200	\$14,400
Vacancy Losses	-\$120	-\$1,440
<b>Operating Income</b>	<b>\$1,080</b>	<b>\$12,960</b>

Expenses	Monthly	Annual
Property Taxes	-\$92	-\$1,099
Insurance (In HOA Fees)	Included in Purchase Price	
Management Fees	-\$120	-\$1,440
HOA Association Fees	-\$55	-\$660
Maintenance	-\$24	-\$288
Other	\$0	\$0
<b>Operating Expenses</b>	<b>-\$291</b>	<b>-\$3,487</b>

Net Performance	Monthly	Annual
Net Operating Income	\$789	\$9,473
Less: Mortgage Payments	-\$585	-\$7,019
Cash Flow	\$204	\$2,454
Add: Principal Reduction	\$74	\$893
Add: First-Year Appreciation	\$275	\$3,297
<b>Gross Equity Income</b>	<b>\$554</b>	<b>\$6,644</b>
Add: Tax Savings (35% bracket)	\$117	\$1,399
<b>GEI (w/Tax Savings)</b>	<b>\$670</b>	<b>\$8,043</b>

Mortgage Info	
Loan-to-Value Ratio	80%
Loan Amount	\$87,920
Monthly Payment	(\$584.93)
Loan Type	Conventional
Term	30
Interest Rate	7.0%

Financial Indicators	
Debt Coverage Ratio	135%
Annual Gross Rent Multiplier	7.63
Cap Rate	9%
Cash on Cash Return	11%
Total Return on Investment	30%
Total ROI with Tax Savings	37%

Assumptions	
Real Estate Appreciation Rate	3%
Vacancy Rate	10%
Management Fee	10%
Maintenance Percentage	2%

## Comments

This is a great investment property in a booming economy based on natural gas and oil production. Brand new, Great investment properties with laminate flooring on the entire main floor, they look and feel very nice, easy to rent.

\*Information not guaranteed and investors should do their own research, get professional advice and do their own due diligence before investing.