

Lincoln Park Townhome
5th West and 6th South
Rexburg ID 83440
3-BR, 1.5 BA, Townhome, 1400 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
Initial Cash Invested	\$21,980
Cost per Square Foot	\$112
Monthly Rent per Square Foot	\$0.77

Income	Monthly	Annual
Gross Rent	\$750	\$9,000
Vacancy Losses	-\$38	-\$450
Operating Income	\$713	\$8,550

Expenses	Monthly	Annual
Property Taxes	-\$92	-\$1,099
Insurance (In HOA Fees)	Included in Purchase Price	
Management Fees	-\$53	-\$630
HOA Association Fees	-\$55	-\$660
Maintenance	-\$15	-\$180
Other	\$0	\$0
Operating Expenses	-\$214	-\$2,569

Net Performance	Monthly	Annual
Net Operating Income	\$498	\$5,981
Less: Mortgage Payments	-\$556	-\$6,669
Cash Flow	-\$57	-\$688
Add: Principal Reduction	\$82	\$983
Add: First-Year Appreciation	\$458	\$5,495
Gross Equity Income	\$483	\$5,790
Add: Tax Savings (35% bracket)	\$117	\$1,399
GEI (w/Tax Savings)	\$599	\$7,189



Mortgage Info	
Loan-to-Value Ratio	80%
Loan Amount	\$87,920
Monthly Payment	(\$555.72)
Loan Type	Conventional
Term	30
Interest Rate	6.5%

Financial Indicators	
Debt Coverage Ratio	90%
Annual Gross Rent Multiplier	12.21
Cap Rate	5%
Cash on Cash Return	-3%
Total Return on Investment	26%
Total ROI with Tax Savings	33%

Assumptions	
Real Estate Appreciation Rate	5%
Vacancy Rate	5%
Management Fee	7%
Maintenance Percentage	2%

Comments

This is a great investment property in a college town (BYU Idaho) that has plans for expansion and increased enrollment. These are great units where appreciation should be excellent. Nice 2-bed townhomes for a great price. Great location near the university.

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