

**Rexburg Meadows Townhome**  
**700 South and HWY 20**  
**Rexburg ID 83440**  
**3-BR, 1.5 BA, Townhome, 1400 sq ft.**

Square Feet:	1400
Purchase Price (3% Closing Costs included):	\$129,900
Initial Market Value:	\$129,900
Downpayment:	20%
Loan Origination Fees:	Included in Purchase Price
Depreciable Closing Costs:	Included in Purchase Price
<b>Initial Cash Invested</b>	<b>\$25,980</b>
Cost per Square Foot	\$93
Monthly Rent per Square Foot	\$0.68

Income	Monthly	Annual
Gross Rent	\$950	\$11,400
Vacancy Losses	-\$48	-\$570
<b>Operating Income</b>	<b>\$903</b>	<b>\$10,830</b>

Expenses	Monthly	Annual
Property Taxes	-\$108	-\$1,299
Insurance (In HOA Fees)	Included in Purchase Price	
Management Fees	-\$67	-\$798
HOA Association Fees	-\$65	-\$780
Maintenance	-\$19	-\$228
Other	\$0	\$0
<b>Operating Expenses</b>	<b>-\$259</b>	<b>-\$3,105</b>

Net Performance	Monthly	Annual
Net Operating Income	\$644	\$7,725
Less: Mortgage Payments	-\$691	-\$8,297
Cash Flow	-\$48	-\$572
Add: Principal Reduction	\$88	\$1,056
Add: First-Year Appreciation	\$541	\$6,495
<b>Gross Equity Income</b>	<b>\$582</b>	<b>\$6,979</b>
Add: Tax Savings (35% bracket)	\$138	\$1,653
<b>GEI (w/Tax Savings)</b>	<b>\$719</b>	<b>\$8,632</b>



Mortgage Info	
Loan-to-Value Ratio	80%
Loan Amount	\$103,920
Monthly Payment	(\$691.38)
Loan Type	Conventional
Term	30
Interest Rate	7.0%

Financial Indicators	
Debt Coverage Ratio	93%
Annual Gross Rent Multiplier	11.39
Cap Rate	6%
Cash on Cash Return	-2%
Total Return on Investment	27%
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 that has plans for expansion and enrollment increases. These are great units where appreciation could be very good. They are selling for less than \$100 per sq foot, less than construction cost in most areas. Great location near a new elementary school and high school, new clubhouse!

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