

Roosevelt Meadows Townhome
 190 East 400 North
 Roosevelt UT 84066
 3-BR, 1.5 BA, Townhome, 1400 sq ft.

Square Feet:	1400
Purchase Price (3% Closing Costs included):	\$149,900
Initial Market Value:	\$149,900
Downpayment:	20%
Loan Origination Fees:	Included in Purchase Price
Depreciable Closing Costs:	Included in Purchase Price
Initial Cash Invested	\$29,980
Cost per Square Foot	\$107
Monthly Rent per Square Foot	\$1.07

Income	Monthly	Annual
Gross Rent	\$1,500	\$18,000
Vacancy Losses	-\$150	-\$1,800
Operating Income	\$1,350	\$16,200

Expenses	Monthly	Annual
Property Taxes	-\$125	-\$1,499
Insurance (In HOA Fees)	Included in Purchase Price	
Management Fees	-\$150	-\$1,800
HOA Association Fees	-\$65	-\$780
Maintenance	-\$30	-\$360
Other	\$0	\$0
Operating Expenses	-\$370	-\$4,439

Net Performance	Monthly	Annual
Net Operating Income	\$980	\$11,761
Less: Mortgage Payments	-\$798	-\$9,574
Cash Flow	\$182	\$2,187
Add: Principal Reduction	\$102	\$1,218
Add: First-Year Appreciation	\$375	\$4,497
Gross Equity Income	\$659	\$7,902
Add: Tax Savings (35% bracket)	\$159	\$1,908
GEI (w/Tax Savings)	\$817	\$9,810



Mortgage Info	
Loan-to-Value Ratio	80%
Loan Amount	\$119,920
Monthly Payment	(\$797.83)
Loan Type	Conventional
Term	30
Interest Rate	7.0%

Financial Indicators	
Debt Coverage Ratio	123%
Annual Gross Rent Multiplier	8.33
Cap Rate	8%
Cash on Cash Return	7%
Total Return on Investment	26%
Total ROI with Tax Savings	33%

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. Some people are renting for as high as \$1,800 per month. There is simply a huge shortage of rental units available. Awsome location and development with parks, playgrounds, fencing, etc. The nicest townhome development in the area.

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