

"Investment Property Analysis" Investor Work Sheet Single Family

Property Address: 83 Fletcherdon

Asking Price: **\$358,000**

1 - Fill in asking price

Current Annual Yield: **9.13%**

	Annually	Monthly	
Rent Required:	\$ 32,700.00	\$ 2,725.00	
Taxes	\$ 2,607.00	\$ 217.25	
Insurance:	\$ 2,000.00	\$ 166.67	
Gas	\$ 1,800.00	\$ 150.00	
Water	\$ 1,000.00	\$ 83.33	
Property Mngt:	\$ -	\$ -	0%
Vacancy Allowance:	\$ 1,635.00	\$ 136.25	5%
Repairs & Maint.:	\$ 1,635.00	\$ 136.25	5%
Other:	\$ 1,800.00	\$ 150.00	

Total Expense: \$ 12,477.00 \$ 1,039.75

Parking _____ **Chattels** _____
Bedrooms _____ **Year Built** _____ **Sq. Ft.** _____

New Financing:	%	Loan Amount	DownPayment%	Payment (PI) Monthly
75% LTV	4.00%	\$286,400.00	20.00%	\$1,367.32

Cash to Close

Legal	\$ 1,500.00
Appraisal	\$ 395.50
Inspection	\$ 500.00
Land transfer	\$ 6,500.00
2 Month Reserve	\$ 4,500.00
Renovations	
Down Payment	\$ 71,600.00
Total Cash to Close	\$ 84,995.50

Cash Flow **\$317.93**

All information to be verified by purchaser. No warranties or guarantee apply