


Property Analysis

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5 Melville Rd, South Yarmouth, MA 02664

More Details on Page 2



\$75,000 **\$71**
 2 beds per sq ft
 1 baths
 1062 sq ft
 Single Family Home

Scenario Overview	25% Down	10% Down
Total cash investment	\$49,170	\$15,120
Monthly cashflow*	\$492	\$266
Cash-on-cash return*	12.02%	21.09%
CAP rate*	10.10%	10.10%

**first year values*

Note: This report is provided for your convenience only. Please consult a professional before making sale or purchase decisions.

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\$75,000 **\$71**
 2 beds per sq ft
 1 baths
 1062 sq ft
 Single Family Home
 Rental purchase
 10 year holding period

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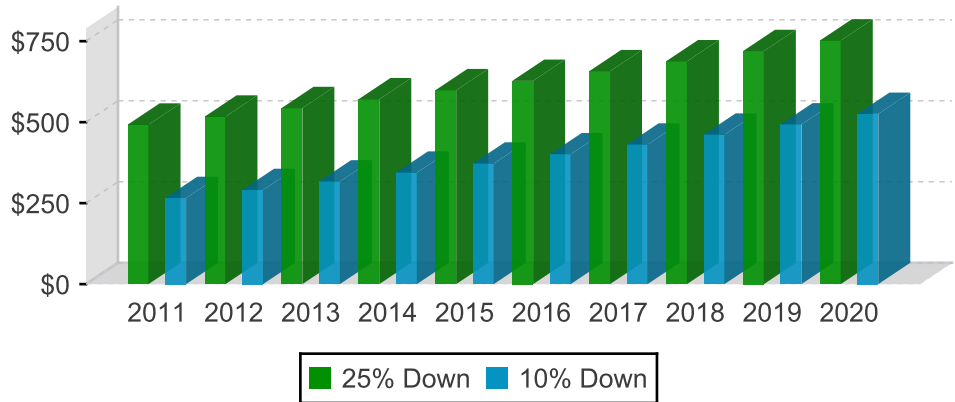
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25% Down Scenario

Offering price	\$92,000
Closing costs	\$920
Down payment	47%
Startup improvements	\$5,000
Total cash investment	\$49,170
Monthly rent	\$1,000
Vacancy rate	7.5%
Loan interest rate	7.00%
Property tax rate	1.09%
Year 1 monthly cashflow	\$492

Monthly Cashflow

*pre-tax

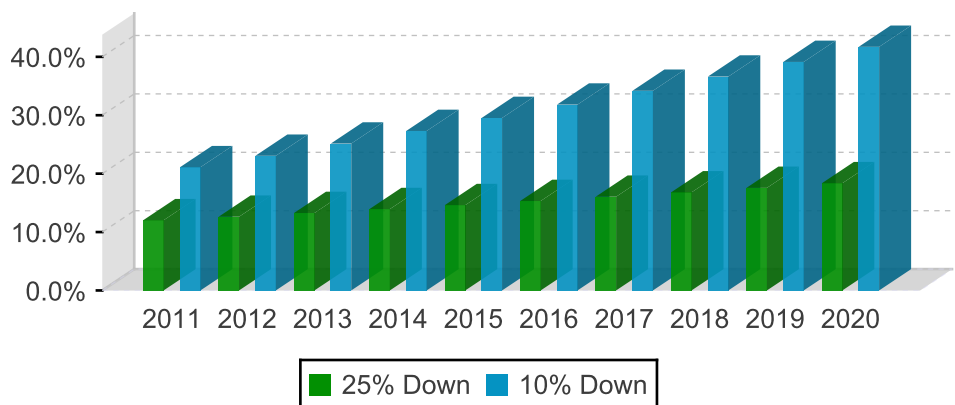


10% Down Scenario

Offering price	\$92,000
Closing costs	\$920
Down payment	10%
Startup improvements	\$5,000
Total cash investment	\$15,120
Monthly rent	\$1,000
Vacancy rate	7.5%
Loan interest rate	7.00%
Property tax rate	1.09%
Year 1 monthly cashflow	\$266

Annual Cash-on-Cash Return

*pre-tax



Equity in Property

