

Property Analysis

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520 Boardman Dr, Punta Gorda, FL 33950

More Details on Page 2



\$178,000 **\$108**
 3 beds per sq ft
 2 baths
 1644 sq ft
 Single Family Home

Scenario Overview	Aggressive
Total cash investment	\$39,000
Monthly cashflow*	\$424
Cash-on-cash return*	13.05%
CAP rate*	8.93%

**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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\$178,000 **\$108**
 3 beds per sq ft
 2 baths
 1644 sq ft
 Single Family Home
 Rental purchase
 10 year holding period

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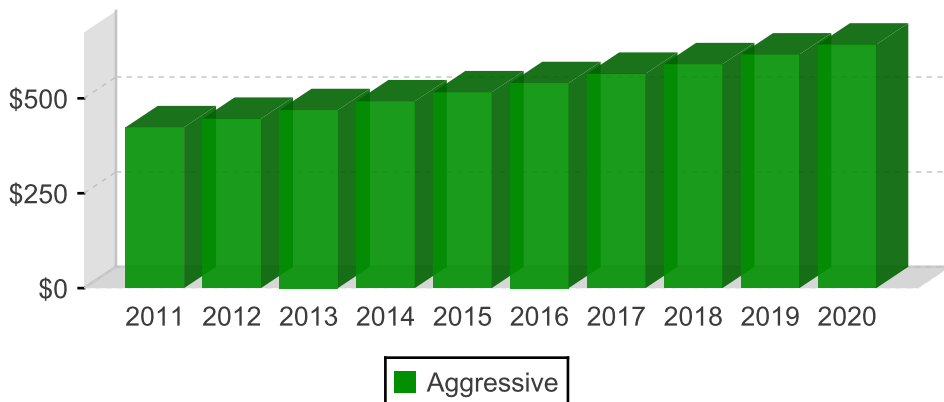
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Aggressive Scenario

Offering price	\$150,000
Closing costs	\$1,500
Down payment	25%
Startup improvements	\$0
Total cash investment	\$39,000
Monthly rent	\$1,355
Vacancy rate	7.5%
Loan interest rate	6.25%
Property tax rate	1.09%
Year 1 monthly cashflow	\$424

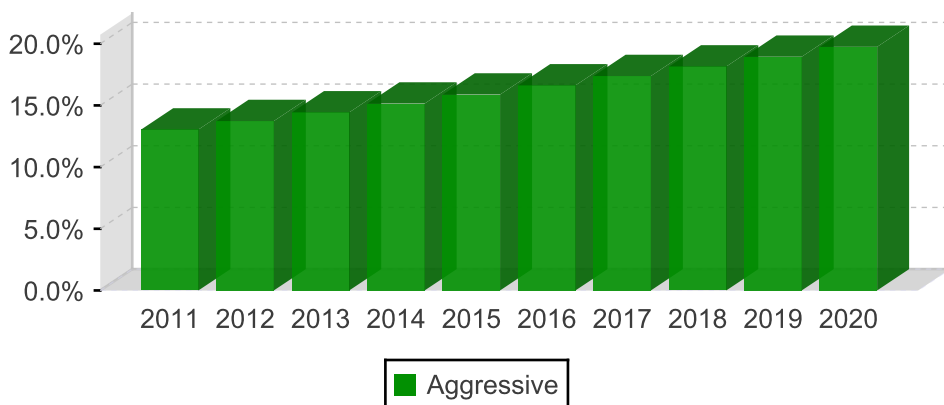
Monthly Cashflow

*pre-tax



Annual Cash-on-Cash Return

*pre-tax



Equity in Property

