

Dorette Oppong-Takyi

Real Value in Your Real Estate Deals! 480-442-0779

Initial Investment

Cash Investment	\$ 41,900.00
Estimated Closing Costs	\$ 1,200.00
Total Cash	\$ 43,100.00

Monthly Expenses

HOA	\$ 172.00
Property Taxes	\$ 56.00
Insurance	\$ 45.00
Total Montly Expenses	\$ 273.00

Monthly Income

Monthly Rent	\$ 500.00	\$ 550.00	\$ 600.00	\$ 650.00	\$ 700.00	\$ 750.00	\$ 800.00	\$ 850.00	\$ 900.00	\$ 950.00
Monthly Gross	\$ 227.00	\$ 277.00	\$ 327.00	\$ 377.00	\$ 427.00	\$ 477.00	\$ 527.00	\$ 577.00	\$ 627.00	\$ 677.00
Annual Gross	\$ 2,724.00	\$ 3,324.00	\$ 3,924.00	\$ 4,524.00	\$ 5,124.00	\$ 5,724.00	\$ 6,324.00	\$ 6,924.00	\$ 7,524.00	\$ 8,124.00
Effective Annual ROI	6.3%	7.7%	9.1%	10.5%	11.9%	13.3%	14.7%	16.1%	17.5%	18.8%

Appreciation Schedule

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
1%	\$ 42,319	\$ 42,742	\$ 43,170	\$ 43,601	\$ 44,037	\$ 44,478	\$ 44,922	\$ 45,372	\$ 45,825	\$ 46,284
	\$ (781)	\$ (358)	\$ 70	\$ 501	\$ 937	\$ 1,378	\$ 1,822	\$ 2,272	\$ 2,725	\$ 3,184
2%	\$ 42,738	\$ 43,593	\$ 44,465	\$ 45,354	\$ 46,261	\$ 47,186	\$ 48,130	\$ 49,093	\$ 50,074	\$ 51,076
	\$ (362)	\$ 493	\$ 1,365	\$ 2,254	\$ 3,161	\$ 4,086	\$ 5,030	\$ 5,993	\$ 6,974	\$ 7,976
3%	\$ 43,157	\$ 44,452	\$ 45,785	\$ 47,159	\$ 48,574	\$ 50,031	\$ 51,532	\$ 53,078	\$ 54,670	\$ 56,310
	\$ 57	\$ 1,352	\$ 2,685	\$ 4,059	\$ 5,474	\$ 6,931	\$ 8,432	\$ 9,978	\$ 11,570	\$ 13,210
4%	\$ 43,576	\$ 45,319	\$ 47,132	\$ 49,017	\$ 50,978	\$ 53,017	\$ 55,138	\$ 57,343	\$ 59,637	\$ 62,022
	\$ 476	\$ 2,219	\$ 4,032	\$ 5,917	\$ 7,878	\$ 9,917	\$ 12,038	\$ 14,243	\$ 16,537	\$ 18,922
5%	\$ 43,995	\$ 46,195	\$ 48,504	\$ 50,930	\$ 53,476	\$ 56,150	\$ 58,958	\$ 61,905	\$ 65,001	\$ 68,251
	\$ 895	\$ 3,095	\$ 5,404	\$ 7,830	\$ 10,376	\$ 13,050	\$ 15,858	\$ 18,805	\$ 21,901	\$ 25,151
6%	\$ 44,414	\$ 47,079	\$ 49,904	\$ 52,898	\$ 56,072	\$ 59,436	\$ 63,002	\$ 66,782	\$ 70,789	\$ 75,037
	\$ 1,314	\$ 3,979	\$ 6,804	\$ 9,798	\$ 12,972	\$ 16,336	\$ 19,902	\$ 23,682	\$ 27,689	\$ 31,937
7%	\$ 44,833	\$ 47,971	\$ 51,329	\$ 54,922	\$ 58,767	\$ 62,881	\$ 67,282	\$ 71,992	\$ 77,031	\$ 82,424
	\$ 1,733	\$ 4,871	\$ 8,229	\$ 11,822	\$ 15,667	\$ 19,781	\$ 24,182	\$ 28,892	\$ 33,931	\$ 39,324
8%	\$ 45,252	\$ 48,872	\$ 52,782	\$ 57,004	\$ 61,565	\$ 66,490	\$ 71,809	\$ 77,554	\$ 83,758	\$ 90,459
	\$ 2,152	\$ 5,772	\$ 9,682	\$ 13,904	\$ 18,465	\$ 23,390	\$ 28,709	\$ 34,454	\$ 40,658	\$ 47,359
9%	\$ 45,671	\$ 49,781	\$ 54,262	\$ 59,145	\$ 64,468	\$ 70,270	\$ 76,595	\$ 83,488	\$ 91,002	\$ 99,193
	\$ 2,571	\$ 6,681	\$ 11,162	\$ 16,045	\$ 21,368	\$ 27,170	\$ 33,495	\$ 40,388	\$ 47,902	\$ 56,093
10%	\$ 46,090	\$ 50,699	\$ 55,769	\$ 61,346	\$ 67,480	\$ 74,228	\$ 81,651	\$ 89,816	\$ 98,798	\$ 108,678
	\$ 2,990	\$ 7,599	\$ 12,669	\$ 18,246	\$ 24,380	\$ 31,128	\$ 38,551	\$ 46,716	\$ 55,698	\$ 65,578
12%	\$ 46,928	\$ 52,559	\$ 58,866	\$ 65,930	\$ 73,842	\$ 82,703	\$ 92,628	\$ 103,743	\$ 116,192	\$ 130,135
	\$ 3,828	\$ 9,459	\$ 15,766	\$ 22,830	\$ 30,742	\$ 39,603	\$ 49,528	\$ 60,643	\$ 73,092	\$ 87,035
15%	\$ 48,185	\$ 55,413	\$ 63,725	\$ 73,283	\$ 84,276	\$ 96,917	\$ 111,455	\$ 128,173	\$ 147,399	\$ 169,509