

# Dorette Oppong-Takyi

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

## Initial Investment

Cash Investment	\$ 68,900.00
Estimated Closing Costs	\$ 1,200.00
<b>Total Cash</b>	<b>\$ 70,100.00</b>

## Monthly Expenses

HOA	\$ -
Property Taxes	\$ 16.00
Insurance	\$ 45.00
<b>Total Montly Expenses</b>	<b>\$ 61.00</b>

## Monthly Income

Monthly Rent	\$ 550.00	\$ 600.00	\$ 650.00	\$ 700.00	\$ 750.00	\$ 800.00	\$ 850.00	\$ 900.00	\$ 950.00	\$ 1,000.00
Monthly Gross	\$ 489.00	\$ 539.00	\$ 589.00	\$ 639.00	\$ 689.00	\$ 739.00	\$ 789.00	\$ 839.00	\$ 889.00	\$ 939.00
Annual Gross	\$ 5,868.00	\$ 6,468.00	\$ 7,068.00	\$ 7,668.00	\$ 8,268.00	\$ 8,868.00	\$ 9,468.00	\$ 10,068.00	\$ 10,668.00	\$ 11,268.00
<b>Effective Annual ROI</b>	<b>8.4%</b>	<b>9.2%</b>	<b>10.1%</b>	<b>10.9%</b>	<b>11.8%</b>	<b>12.7%</b>	<b>13.5%</b>	<b>14.4%</b>	<b>15.2%</b>	<b>16.1%</b>

## Appreciation Schedule

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
1%	\$ 69,589	\$ 70,285	\$ 70,988	\$ 71,698	\$ 72,415	\$ 73,139	\$ 73,870	\$ 74,609	\$ 75,355	\$ 76,108
	\$ (511)	\$ 185	\$ 888	\$ 1,598	\$ 2,315	\$ 3,039	\$ 3,770	\$ 4,509	\$ 5,255	\$ 6,008
2%	\$ 70,278	\$ 71,684	\$ 73,117	\$ 74,580	\$ 76,071	\$ 77,593	\$ 79,144	\$ 80,727	\$ 82,342	\$ 83,989
	\$ 178	\$ 1,584	\$ 3,017	\$ 4,480	\$ 5,971	\$ 7,493	\$ 9,044	\$ 10,627	\$ 12,242	\$ 13,889
3%	\$ 70,967	\$ 73,096	\$ 75,289	\$ 77,548	\$ 79,874	\$ 82,270	\$ 84,738	\$ 87,280	\$ 89,899	\$ 92,596
	\$ 867	\$ 2,996	\$ 5,189	\$ 7,448	\$ 9,774	\$ 12,170	\$ 14,638	\$ 17,180	\$ 19,799	\$ 22,496
4%	\$ 71,656	\$ 74,522	\$ 77,503	\$ 80,603	\$ 83,827	\$ 87,180	\$ 90,668	\$ 94,294	\$ 98,066	\$ 101,989
	\$ 1,556	\$ 4,422	\$ 7,403	\$ 10,503	\$ 13,727	\$ 17,080	\$ 20,568	\$ 24,194	\$ 27,966	\$ 31,889
5%	\$ 72,345	\$ 75,962	\$ 79,760	\$ 83,748	\$ 87,936	\$ 92,333	\$ 96,949	\$ 101,797	\$ 106,887	\$ 112,231
	\$ 2,245	\$ 5,862	\$ 9,660	\$ 13,648	\$ 17,836	\$ 22,233	\$ 26,849	\$ 31,697	\$ 36,787	\$ 42,131
6%	\$ 73,034	\$ 77,416	\$ 82,061	\$ 86,985	\$ 92,204	\$ 97,736	\$ 103,600	\$ 109,816	\$ 116,405	\$ 123,389
	\$ 2,934	\$ 7,316	\$ 11,961	\$ 16,885	\$ 22,104	\$ 27,636	\$ 33,500	\$ 39,716	\$ 46,305	\$ 53,289
7%	\$ 73,723	\$ 78,884	\$ 84,405	\$ 90,314	\$ 96,636	\$ 103,400	\$ 110,638	\$ 118,383	\$ 126,670	\$ 135,537
	\$ 3,623	\$ 8,784	\$ 14,305	\$ 20,214	\$ 26,536	\$ 33,300	\$ 40,538	\$ 48,283	\$ 56,570	\$ 65,437
8%	\$ 74,412	\$ 80,365	\$ 86,794	\$ 93,738	\$ 101,237	\$ 109,336	\$ 118,082	\$ 127,529	\$ 137,731	\$ 148,750
	\$ 4,312	\$ 10,265	\$ 16,694	\$ 23,638	\$ 31,137	\$ 39,236	\$ 47,982	\$ 57,429	\$ 67,631	\$ 78,650
9%	\$ 75,101	\$ 81,860	\$ 89,227	\$ 97,258	\$ 106,011	\$ 115,552	\$ 125,952	\$ 137,288	\$ 149,643	\$ 163,111
	\$ 5,001	\$ 11,760	\$ 19,127	\$ 27,158	\$ 35,911	\$ 45,452	\$ 55,852	\$ 67,188	\$ 79,543	\$ 93,011
10%	\$ 75,790	\$ 83,369	\$ 91,706	\$ 100,876	\$ 110,964	\$ 122,061	\$ 134,267	\$ 147,693	\$ 162,463	\$ 178,709
	\$ 5,690	\$ 13,269	\$ 21,606	\$ 30,776	\$ 40,864	\$ 51,961	\$ 64,167	\$ 77,593	\$ 92,363	\$ 108,609
12%	\$ 77,168	\$ 86,428	\$ 96,800	\$ 108,415	\$ 121,425	\$ 135,996	\$ 152,316	\$ 170,594	\$ 191,065	\$ 213,993
	\$ 7,068	\$ 16,328	\$ 26,700	\$ 38,315	\$ 51,325	\$ 65,896	\$ 82,216	\$ 100,494	\$ 120,965	\$ 143,893
15%	\$ 79,235	\$ 91,120	\$ 104,788	\$ 120,507	\$ 138,583	\$ 159,370	\$ 183,275	\$ 210,767	\$ 242,382	\$ 278,739