

# Dorette Oppong-Takyi

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

## Initial Investment

Cash Investment	\$ 92,900.00
Estimated Closing Costs	\$ 1,200.00
<b>Total Cash</b>	<b>\$ 94,100.00</b>

## Monthly Expenses

HOA	\$ 32.00
Property Taxes	\$ 59.00
Insurance	\$ 45.00
<b>Total Montly Expenses</b>	<b>\$ 136.00</b>

## Monthly Income

Monthly Rent	\$ 800.00	\$ 850.00	\$ 900.00	\$ 950.00	\$ 1,000.00	\$ 1,050.00	\$ 1,100.00	\$ 1,150.00	\$ 1,200.00	\$ 1,250.00
Monthly Gross	\$ 664.00	\$ 714.00	\$ 764.00	\$ 814.00	\$ 864.00	\$ 914.00	\$ 964.00	\$ 1,014.00	\$ 1,064.00	\$ 1,114.00
Annual Gross	\$ 7,968.00	\$ 8,568.00	\$ 9,168.00	\$ 9,768.00	\$ 10,368.00	\$ 10,968.00	\$ 11,568.00	\$ 12,168.00	\$ 12,768.00	\$ 13,368.00
<b>Effective Annual ROI</b>	<b>8.5%</b>	<b>9.1%</b>	<b>9.7%</b>	<b>10.4%</b>	<b>11.0%</b>	<b>11.7%</b>	<b>12.3%</b>	<b>12.9%</b>	<b>13.6%</b>	<b>14.2%</b>

## Appreciation Schedule

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
1%	\$ 93,829	\$ 94,767	\$ 95,715	\$ 96,672	\$ 97,639	\$ 98,615	\$ 99,601	\$ 100,597	\$ 101,603	\$ 102,619
	\$ (271)	\$ 667	\$ 1,615	\$ 2,572	\$ 3,539	\$ 4,515	\$ 5,501	\$ 6,497	\$ 7,503	\$ 8,519
2%	\$ 94,758	\$ 96,653	\$ 98,586	\$ 100,558	\$ 102,569	\$ 104,620	\$ 106,713	\$ 108,847	\$ 111,024	\$ 113,245
	\$ 658	\$ 2,553	\$ 4,486	\$ 6,458	\$ 8,469	\$ 10,520	\$ 12,613	\$ 14,747	\$ 16,924	\$ 19,145
3%	\$ 95,687	\$ 98,558	\$ 101,514	\$ 104,560	\$ 107,697	\$ 110,927	\$ 114,255	\$ 117,683	\$ 121,213	\$ 124,850
	\$ 1,587	\$ 4,458	\$ 7,414	\$ 10,460	\$ 13,597	\$ 16,827	\$ 20,155	\$ 23,583	\$ 27,113	\$ 30,750
4%	\$ 96,616	\$ 100,481	\$ 104,500	\$ 108,680	\$ 113,027	\$ 117,548	\$ 122,250	\$ 127,140	\$ 132,226	\$ 137,515
	\$ 2,516	\$ 6,381	\$ 10,400	\$ 14,580	\$ 18,927	\$ 23,448	\$ 28,150	\$ 33,040	\$ 38,126	\$ 43,415
5%	\$ 97,545	\$ 102,422	\$ 107,543	\$ 112,921	\$ 118,567	\$ 124,495	\$ 130,720	\$ 137,256	\$ 144,118	\$ 151,324
	\$ 3,445	\$ 8,322	\$ 13,443	\$ 18,821	\$ 24,467	\$ 30,395	\$ 36,620	\$ 43,156	\$ 50,018	\$ 57,224
6%	\$ 98,474	\$ 104,382	\$ 110,645	\$ 117,284	\$ 124,321	\$ 131,780	\$ 139,687	\$ 148,068	\$ 156,953	\$ 166,370
	\$ 4,374	\$ 10,282	\$ 16,545	\$ 23,184	\$ 30,221	\$ 37,680	\$ 45,587	\$ 53,968	\$ 62,853	\$ 72,270
7%	\$ 99,403	\$ 106,361	\$ 113,806	\$ 121,773	\$ 130,297	\$ 139,418	\$ 149,177	\$ 159,619	\$ 170,793	\$ 182,748
	\$ 5,303	\$ 12,261	\$ 19,706	\$ 27,673	\$ 36,197	\$ 45,318	\$ 55,077	\$ 65,519	\$ 76,693	\$ 88,648
8%	\$ 100,332	\$ 108,359	\$ 117,027	\$ 126,389	\$ 136,501	\$ 147,421	\$ 159,214	\$ 171,951	\$ 185,708	\$ 200,564
	\$ 6,232	\$ 14,259	\$ 22,927	\$ 32,289	\$ 42,401	\$ 53,321	\$ 65,114	\$ 77,851	\$ 91,608	\$ 106,464
9%	\$ 101,261	\$ 110,374	\$ 120,308	\$ 131,136	\$ 142,938	\$ 155,803	\$ 169,825	\$ 185,109	\$ 201,769	\$ 219,928
	\$ 7,161	\$ 16,274	\$ 26,208	\$ 37,036	\$ 48,838	\$ 61,703	\$ 75,725	\$ 91,009	\$ 107,669	\$ 125,828
10%	\$ 102,190	\$ 112,409	\$ 123,650	\$ 136,015	\$ 149,616	\$ 164,578	\$ 181,036	\$ 199,139	\$ 219,053	\$ 240,959
	\$ 8,090	\$ 18,309	\$ 29,550	\$ 41,915	\$ 55,516	\$ 70,478	\$ 86,936	\$ 105,039	\$ 124,953	\$ 146,859
12%	\$ 104,048	\$ 116,534	\$ 130,518	\$ 146,180	\$ 163,722	\$ 183,368	\$ 205,372	\$ 230,017	\$ 257,619	\$ 288,533
	\$ 9,948	\$ 22,434	\$ 36,418	\$ 52,080	\$ 69,622	\$ 89,268	\$ 111,272	\$ 135,917	\$ 163,519	\$ 194,433
15%	\$ 106,835	\$ 122,860	\$ 141,289	\$ 162,483	\$ 186,855	\$ 214,883	\$ 247,116	\$ 284,183	\$ 326,811	\$ 375,832