Dorette Oppong-Takyi

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

Initial Investment

Cash Investment	$ 50,000.00
Estimated Closing Costs	$ 1,200.00
Total Cash	**$ 51,200.00**

Monthly Expenses

HOA	$ -
Property Taxes	$ 35.00
Insurance	$ 56.00
Total Montly Expenses	**$ 91.00**

Monthly Income

Monthly Rent	$ 650.00	$ 700.00	$ 750.00	$ 800.00	$ 850.00	$ 900.00	$ 950.00	$ 1,000.00	$ 1,050.00	$ 1,100.00
Montlhly Gross	$ 559.00	$ 609.00	$ 659.00	$ 709.00	$ 759.00	$ 809.00	$ 859.00	$ 909.00	$ 959.00	$ 1,009.00
Annual Gross	$ 6,708.00	$ 7,308.00	$ 7,908.00	$ 8,508.00	$ 9,108.00	$ 9,708.00	$ 10,308.00	$ 10,908.00	$ 11,508.00	$ 12,108.00
Effective Annual ROI	**13.1%**	**14.3%**	**15.4%**	**16.6%**	**17.8%**	**19.0%**	**20.1%**	**21.3%**	**22.5%**	**23.6%**

Appreciation Schedule

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
1%	$ 50,500	$ 51,005	$ 51,515	$ 52,030	$ 52,551	$ 53,076	$ 53,607	$ 54,143	$ 54,684	$ 55,231
	$ (700)	$ (195)	$ 315	$ 830	$ 1,351	$ 1,876	$ 2,407	$ 2,943	$ 3,484	$ 4,031
2%	$ 51,000	$ 52,020	$ 53,060	$ 54,122	$ 55,204	$ 56,308	$ 57,434	$ 58,583	$ 59,755	$ 60,950
	$ (200)	$ 820	$ 1,860	$ 2,922	$ 4,004	$ 5,108	$ 6,234	$ 7,383	$ 8,555	$ 9,750
3%	$ 51,500	$ 53,045	$ 54,636	$ 56,275	$ 57,964	$ 59,703	$ 61,494	$ 63,339	$ 65,239	$ 67,196
	$ 300	$ 1,845	$ 3,436	$ 5,075	$ 6,764	$ 8,503	$ 10,294	$ 12,139	$ 14,039	$ 15,996
4%	$ 52,000	$ 54,080	$ 56,243	$ 58,493	$ 60,833	$ 63,266	$ 65,797	$ 68,428	$ 71,166	$ 74,012
	$ 800	$ 2,880	$ 5,043	$ 7,293	$ 9,633	$ 12,066	$ 14,597	$ 17,228	$ 19,966	$ 22,812
5%	$ 52,500	$ 55,125	$ 57,881	$ 60,775	$ 63,814	$ 67,005	$ 70,355	$ 73,873	$ 77,566	$ 81,445
	$ 1,300	$ 3,925	$ 6,681	$ 9,575	$ 12,614	$ 15,805	$ 19,155	$ 22,673	$ 26,366	$ 30,245
6%	$ 53,000	$ 56,180	$ 59,551	$ 63,124	$ 66,911	$ 70,926	$ 75,182	$ 79,692	$ 84,474	$ 89,542
	$ 1,800	$ 4,980	$ 8,351	$ 11,924	$ 15,711	$ 19,726	$ 23,982	$ 28,492	$ 33,274	$ 38,342
7%	$ 53,500	$ 57,245	$ 61,252	$ 65,540	$ 70,128	$ 75,037	$ 80,289	$ 85,909	$ 91,923	$ 98,358
	$ 2,300	$ 6,045	$ 10,052	$ 14,340	$ 18,928	$ 23,837	$ 29,089	$ 34,709	$ 40,723	$ 47,158
8%	$ 54,000	$ 58,320	$ 62,986	$ 68,024	$ 73,466	$ 79,344	$ 85,691	$ 92,547	$ 99,950	$ 107,946
	$ 2,800	$ 7,120	$ 11,786	$ 16,824	$ 22,266	$ 28,144	$ 34,491	$ 41,347	$ 48,750	$ 56,746
9%	$ 54,500	$ 59,405	$ 64,751	$ 70,579	$ 76,931	$ 83,855	$ 91,402	$ 99,628	$ 108,595	$ 118,368
	$ 3,300	$ 8,205	$ 13,551	$ 19,379	$ 25,731	$ 32,655	$ 40,202	$ 48,428	$ 57,395	$ 67,168
10%	$ 55,000	$ 60,500	$ 66,550	$ 73,205	$ 80,526	$ 88,578	$ 97,436	$ 107,179	$ 117,897	$ 129,687
	$ 3,800	$ 9,300	$ 15,350	$ 22,005	$ 29,326	$ 37,378	$ 46,236	$ 55,979	$ 66,697	$ 78,487
12%	$ 56,000	$ 62,720	$ 70,246	$ 78,676	$ 88,117	$ 98,691	$ 110,534	$ 123,798	$ 138,654	$ 155,292
	$ 4,800	$ 11,520	$ 19,046	$ 27,476	$ 36,917	$ 47,491	$ 59,334	$ 72,598	$ 87,454	$ 104,092
15%	$ 57,500	$ 66,125	$ 76,044	$ 87,450	$ 100,568	$ 115,653	$ 133,001	$ 152,951	$ 175,894	$ 202,278