

# Overview

## Turnkey Investment Texas

1212 Linden Drive  
Plano , TX 75075

### Purchase Info

Square Feet	1,736
Purchase Price	\$150,000
Initial Cash Invested	\$63,000

### Income Analysis

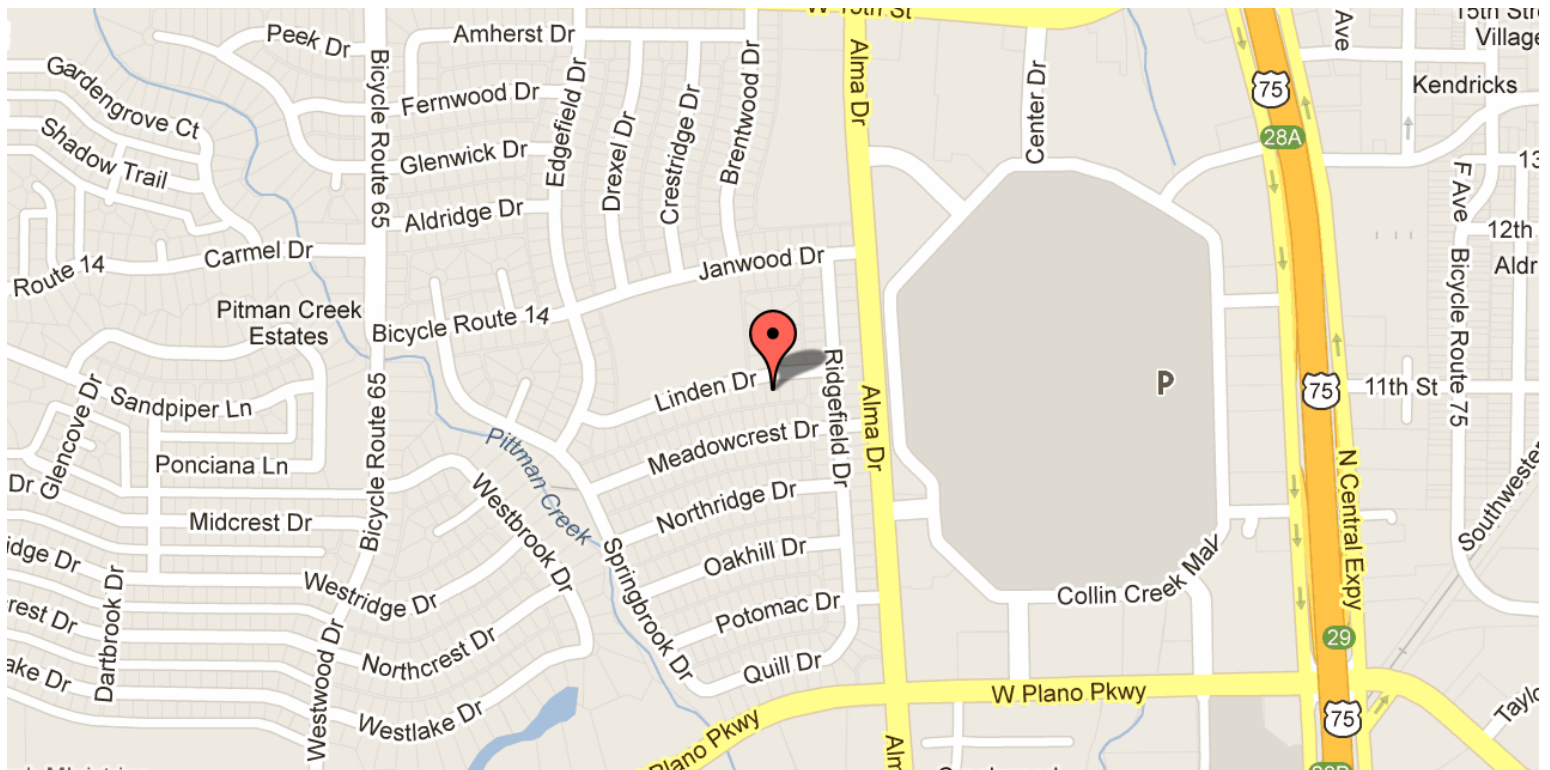
	Monthly	Annual
Net Operating Income	\$990	\$11,880
Cash Flow	\$507	\$6,082

### Financial Metrics

Cap Rate (Purchase Price)	7.9%
Cash on Cash Return (Year 1)	9.7%
Internal Rate of Return (Year 10)	15.6%
Sale Price (Year 10)	\$201,587



TURN-KEY REAL ESTATE CASH FLOW - PERFECT FOR SELF-DIRECTED IRA OR SOLO 401K INVESTOR. Non-Recourse financing for qualified applicants can generate over \$500.00 per month positive cash flow. Wonderful 3 bedroom 2 bathroom TURN-KEY investment opportunity in great neighborhood in Plano, Texas. Any prices and other information contained herein are assumptions and approximations. Each purchaser must make their own purchase decisions and conduct their own due diligence. Past performance is no guarantee of future results. Estimated repairs are included in this purchase price. Buyer must request an amended form of this report based upon buyers own input, investment assumptions, and investment goals.



# Purchase Analysis

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Purchase Info	
Purchase Price	\$150,000
- First Mortgage	(\$90,000)
- Second Mortgage	(\$0)
<b>= Downpayment</b>	<b>\$60,000</b>
+ Buying Costs	\$3,000
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$63,000</b>
Square Feet	1,736
Cost per Square Foot	\$86
Monthly Rent per Square Foot	\$0.84

Mortgages	First	Second
Loan-To-Cost Ratio	60%	0%
Loan-To-Value Ratio	60%	0%
Loan Amount	\$90,000	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5%	
<b>Payment</b>	<b>\$483.14</b>	<b>\$0.00</b>

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	8.6
Operating Expense Ratio	27.4%
Debt Coverage Ratio	2.05
Cap Rate (Purchase Price)	7.9%
<b>Cash on Cash Return</b>	<b>9.7%</b>

Assumptions	
Appreciation Rate	3.0%
Vacancy Rate	6.0%
Income Inflation Rate	3.0%
Expense Inflation Rate	3.0%
LTV for Refinance	75.0%
Selling Costs	\$10,500

Income	Monthly	Annual
Gross Rent	\$1,450	\$17,400
Vacancy Loss	(\$87)	(\$1,044)
<b>Operating Income</b>	<b>\$1,363</b>	<b>\$16,356</b>

Expenses (% of Income)	Monthly	Annual
Insurance (5%)	(\$71)	(\$852)
Taxes (17%)	(\$229)	(\$2,748)
Maintenance (5%)	(\$73)	(\$876)
<b>Operating Expenses (27%)</b>	<b>(\$373)</b>	<b>(\$4,476)</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$990</b>	<b>\$11,880</b>
- Mortgage Payments	(\$483)	(\$5,798)
- Year 1 Improvements	(\$0)	(\$0)
<b>= Cash Flow</b>	<b>\$507</b>	<b>\$6,082</b>

## Buy and Hold Projection

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Income	Year 1	Year 5	Year 7	Year 10	Year 15	Year 20	Year 30
Gross Rent	\$17,400	\$19,584	\$20,777	\$22,703	\$26,319	\$30,511	\$41,004
Vacancy Loss	(\$1,044)	(\$1,175)	(\$1,247)	(\$1,362)	(\$1,579)	(\$1,831)	(\$2,460)
<b>Operating Income</b>	<b>\$16,356</b>	<b>\$18,409</b>	<b>\$19,530</b>	<b>\$21,341</b>	<b>\$24,740</b>	<b>\$28,680</b>	<b>\$38,544</b>

Expenses	Year 1	Year 5	Year 7	Year 10	Year 15	Year 20	Year 30
Insurance	(\$852)	(\$959)	(\$1,017)	(\$1,112)	(\$1,289)	(\$1,494)	(\$2,008)
Taxes	(\$2,748)	(\$3,093)	(\$3,281)	(\$3,586)	(\$4,157)	(\$4,819)	(\$6,476)
Maintenance	(\$876)	(\$986)	(\$1,046)	(\$1,143)	(\$1,325)	(\$1,536)	(\$2,064)
<b>Operating Expenses</b>	<b>(\$4,476)</b>	<b>(\$5,038)</b>	<b>(\$5,345)</b>	<b>(\$5,840)</b>	<b>(\$6,770)</b>	<b>(\$7,849)</b>	<b>(\$10,548)</b>

Income Analysis	Year 1	Year 5	Year 7	Year 10	Year 15	Year 20	Year 30
<b>Net Operating Income</b>	<b>\$11,880</b>	<b>\$13,371</b>	<b>\$14,185</b>	<b>\$15,501</b>	<b>\$17,970</b>	<b>\$20,832</b>	<b>\$27,996</b>
- Mortgage Payments	(\$5,798)	(\$5,798)	(\$5,798)	(\$5,798)	(\$5,798)	(\$5,798)	(\$5,797)
- Improvements	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
<b>= Cash Flow</b>	<b>\$6,082</b>	<b>\$7,573</b>	<b>\$8,388</b>	<b>\$9,703</b>	<b>\$12,172</b>	<b>\$15,034</b>	<b>\$22,199</b>
Cap Rate (Purchase Price)	7.9%	8.9%	9.5%	10.3%	12.0%	13.9%	18.7%
Cap Rate (Market Value)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
<b>Cash on Cash Return</b>	<b>9.7%</b>	<b>12.0%</b>	<b>13.3%</b>	<b>15.4%</b>	<b>19.3%</b>	<b>23.9%</b>	<b>35.2%</b>
Return on Equity	9.2%	8.3%	8.0%	7.6%	7.1%	6.7%	6.1%

Loan Analysis	Year 1	Year 5	Year 7	Year 10	Year 15	Year 20	Year 30
Market Value	\$154,500	\$173,891	\$184,481	\$201,587	\$233,695	\$270,917	\$364,089
- Loan Balance	(\$88,672)	(\$82,646)	(\$79,150)	(\$73,208)	(\$61,095)	(\$45,551)	(\$0)
<b>= Equity</b>	<b>\$65,828</b>	<b>\$91,245</b>	<b>\$105,331</b>	<b>\$128,380</b>	<b>\$172,600</b>	<b>\$225,366</b>	<b>\$364,089</b>
Loan-to-Value Ratio	57.4%	47.5%	42.9%	36.3%	26.1%	16.8%	0.0%
Potential Cash-Out Refi	\$27,203	\$47,772	\$59,210	\$77,983	\$114,176	\$157,637	\$273,067

Sale Analysis	Year 1	Year 5	Year 7	Year 10	Year 15	Year 20	Year 30
Equity	\$65,828	\$91,245	\$105,331	\$128,380	\$172,600	\$225,366	\$364,089
- Selling Costs	(\$10,815)	(\$12,172)	(\$12,914)	(\$14,111)	(\$16,359)	(\$18,964)	(\$25,486)
<b>= Proceeds After Sale</b>	<b>\$55,013</b>	<b>\$79,073</b>	<b>\$92,417</b>	<b>\$114,269</b>	<b>\$156,241</b>	<b>\$206,402</b>	<b>\$338,603</b>
+ Cumulative Cash Flow	\$6,082	\$34,084	\$50,446	\$78,214	\$133,990	\$203,266	\$391,266
- Initial Cash Invested	(\$63,000)	(\$63,000)	(\$63,000)	(\$63,000)	(\$63,000)	(\$63,000)	(\$63,000)
<b>= Net Profit</b>	<b>(\$1,905)</b>	<b>\$50,157</b>	<b>\$79,863</b>	<b>\$129,483</b>	<b>\$227,231</b>	<b>\$346,668</b>	<b>\$666,869</b>
<b>Internal Rate of Return</b>	<b>-3.0%</b>	<b>14.5%</b>	<b>15.3%</b>	<b>15.6%</b>	<b>15.5%</b>	<b>15.3%</b>	<b>14.9%</b>
Return on Investment	-3%	80%	127%	206%	361%	550%	1,059%

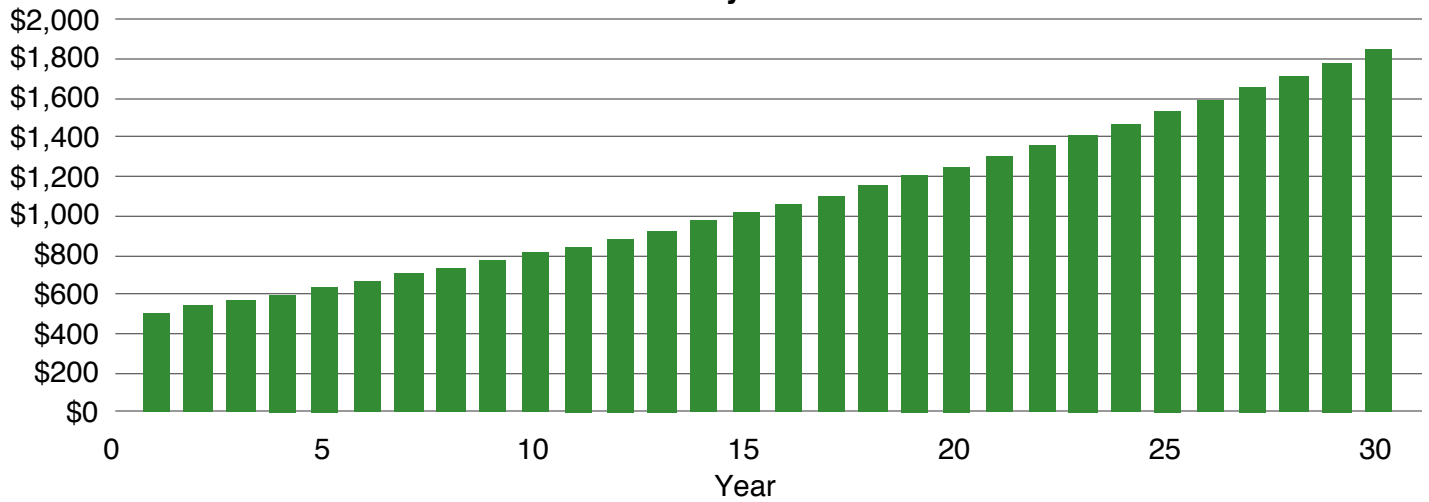
# Graphs

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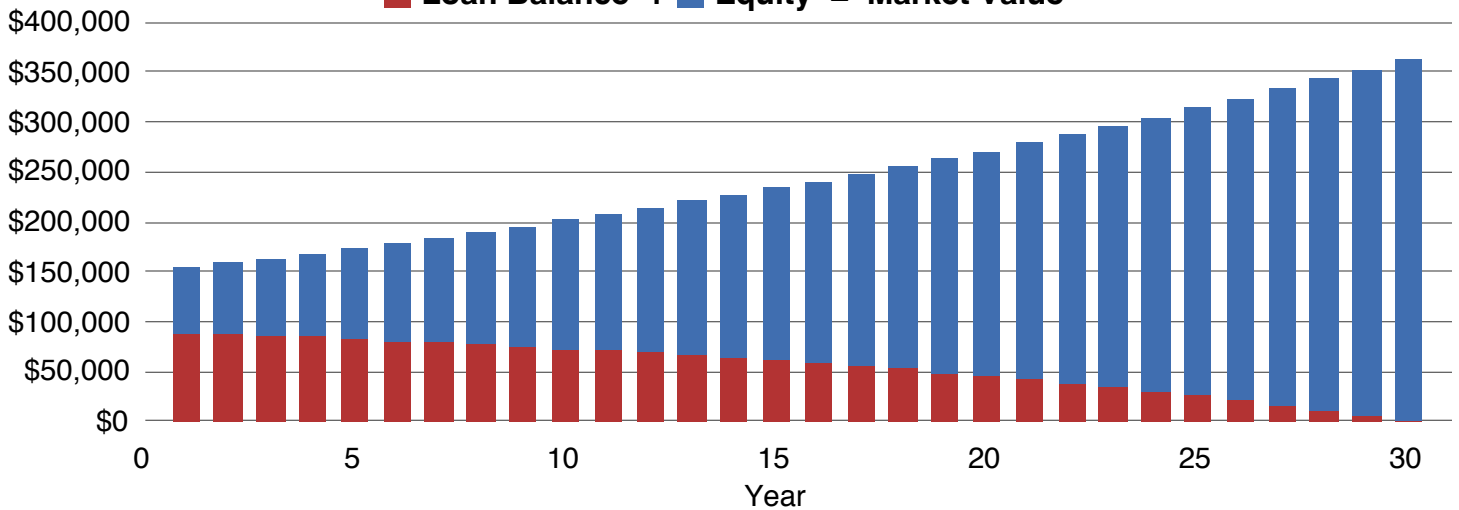
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### Monthly Cash Flow



■ Loan Balance + ■ Equity = Market Value



### Internal Rate of Return (IRR)

