

Unit 204, DMG House,
Deansgrange Business Park,
Deansgrange, Co. Dublin.

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<u>DESCRIPTION</u>	
Address:	5015 Edwards, Charlotte 28208
Description:	2 bed / 1 bath. Eastside. Close to downtown.
Property Type:	Single Family Home
Rented	No
Lot Size:	
Heating Type:	

<u>PURCHASE COSTS</u>	
Price:	\$73,000.00
Completion Costs (4%: appraisal, inspection, legal)	4% <u>\$2,920.00</u>
<u>Total Purchase Costs</u>	\$75,920.00

<u>OPERATING CASHFLOW</u>	<u>Per annum</u>
<u>Income</u>	
Rent (\$ per month):	695 \$8,340
Void / Vacancy (1 month's rent)	<u>\$695</u>
<u>Annual Cash In</u>	\$7,645
<u>Costs of Operating</u>	
Annual Insurance Cost	\$548 \$548
Annual Property Tax	953 \$953
Annual Repairs Budget	\$348 \$348
Rent / Management Fee (10% of rent;)	10% <u>\$834</u>
<u>Annual Cash Out</u>	\$2,682
<u>Net Income per annum (before borrowing)</u>	\$4,963
<u>Borrowing Costs (per annum)</u>	
(75% loan, 30 year @ 7.5%, repayment*)	\$54,750 \$4,594
<u>Net Income per annum (after borrowing)</u>	\$369

<u>INVESTMENT INDICATORS</u>	
Gross Rental Yield (<i>before</i> completion costs)	11.42%
Gross Rental Yield (<i>after</i> completion costs)	10.99%
Net Rental Yield (<i>before</i> borrowing costs)	6.80%
Net Rental Yield (<i>after</i> borrowing costs)	0.51%

* Source: www.bankrate.com