

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

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<u>DESCRIPTION</u>	
Address:	4212 Anita, Charlotte 28208
Description:	Close to retail and Interstate. Solid brick exterior on this 3 bedroom brick home
Property Type:	Single Family Home
Rented	No
Lot Size:	
Heating Type:	

<u>PURCHASE COSTS</u>	
Price:	\$61,000
Completion Costs (4%: appraisal, inspection, legal)	4% \$2,440
Total Purchase Costs	\$63,440

<u>OPERATING CASHFLOW</u>	<u>Per annum</u>
<u>Income</u>	
Rent (\$ per month):	600 \$7,200
Void / Vacancy (1 month's rent)	\$600
<u>Annual Cash In</u>	\$6,600
<u>Costs of Operating</u>	
Annual Insurance Cost	\$458 \$458
Annual Property Tax	822 \$822
Annual Repairs Budget	\$300 \$300
Rent / Management Fee (10% of rent;)	10% \$720
<u>Annual Cash Out</u>	\$2,300
<u>Net Income per annum (before borrowing)</u>	\$4,301
<u>Borrowing Costs (per annum)</u>	
(75% loan, 30 year @ 7.5%, repayment*)	\$45,750 \$3,653
<u>Net Income per annum (after borrowing)</u>	\$648

<u>INVESTMENT INDICATORS</u>	
Gross Rental Yield (<i>before</i> completion costs)	11.80%
Gross Rental Yield (<i>after</i> completion costs)	11.35%
Net Rental Yield (<i>before</i> borrowing costs)	7.05%
Net Rental Yield (<i>after</i> borrowing costs)	1.06%

* Source: www.bankrate.com