

## MONTHLY CASH FLOW

<b>POTENTIAL RENT</b>	<b>\$1,695.00</b>
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Mortgage Payment	\$991.03
Taxes	\$209.00
Insurance	\$85.00
Property Management 10%	\$169.50
Utilities	Paid By Tenant

<b>TOTAL EXPENSE</b>	<b>\$1,474.53</b>
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<b>ESTIMATED MONTHLY CASH FLOW</b>	<b>\$220.47</b>
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	BALANCE	INT. RATE	AMORTIZATION	MONTHLY PAYMENT	
20% Down Mortgage	\$252,000.00	2.60%	30 year	\$991.03	P I



**Home is in immaculate condition!**

**Lease already in place, ending September 2017**

PURCHASE DETAILS		Approx. PURCHASE COSTS		
<b>ASKING PRICE</b>		<b>\$315,000</b>	Legal Costs	\$1,250.00
			Inspection	\$400.00
			Appraisal	\$400.00
20% Down Mortgage		\$252,000.00		
<b>DOWN PAYMENT/CTM</b>		<b>\$63,000.00</b>	<b>TOTAL PURCHASE COSTS</b>	<b>\$2,050.00</b>
<b>TOTAL CASH REQUIRED TO CLOSE</b>			<b>\$65,050.00</b>	



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