

**2904 SW Juniper Ave - Primary Res \$1,049,000**  
sales price **\$1,049,000**

Income	\$	6,580.00
total income	\$	6,580.00
Payment		\$5,343.99
Taxes	\$	788.35
Insurance	\$	225.00
Utilities	\$	200.00
total expenses		\$6,557.33
expenses excluding debt service	\$	1,213.35
DCR		1.00
NOI	\$	64,399.84
cap rate		6.1%
annual cash flow	\$	<b>272.00</b>
appreciation @ 3% or approximately inflation	\$	31,470.00
<b>Total net gain annually</b>	<b>\$</b>	<b>31,742.00</b>
cash on cash return		0.1%

rents

\$1,595.00

\$1,595.00

\$1,695.00

\$1,695.00

Sold Price \$1,049,000.00

Down 209,800

Mort. Princ. \$839,200.00

6.63% (\$5,343.99)

\$6,580.00 total

Annual Taxes \$9,460.16

Utilities

Gas 0

Water and Sewer 200

Electric 0

Garbage 0

total utilities 200