| 11239 Superior Ave, Cleveland OH 44106 | | |
|---|---|---|
| ROI | | |
| | | |
| **Purchase Price** | **$499,900** | **$499,900** |
| Closing costs | $5,000 | $5,000 |
| Rehab | $0 | $80,000 |
| Total Cash | $504,900 | $584,900 |
| Total Expense to Occupancy | $504,900 | $584,900 |
| Mortage (if applicable) | $374,925 | $374,925 |
| Total Cash investment Mortage | $129,975 | $209,975 |
| Monthly rent | $6,198 | $7,936 |
| Annual Gross Income | $74,376 | $95,232 |
| Insurance | $3,036 | $3,036 |
| Taxes | $5,590 | $5,590 |
| Utilities | $8,400 | $8,400 |
| Landscaping | $800 | $800 |
| Vacancy & Maintenance | $3,719 | $4,762 |
| Total Annual Expenses | $21,545 | $22,588 |
| Interest rate | 0.08 | 0.08 |
| Term | 20 | 20 |
| Mortgage | $37,632 | $37,632 |
| | | |
| Net Annual Income Cash | **$52,831** | **$72,644** |
| Net Annual Income Leverage | **$15,199** | **$35,012** |
| **ROI Cash model** | **10.46%** | **12.42%** |
| **ROI Mortgage Model** | **11.69%** | **16.67%** |