

2904 SW Juniper Ave - Primary Res \$1,100,000
sales price **\$1,100,000**

Income	\$	6,580.00
total income	\$	6,580.00
Payment		\$5,603.80
Taxes	\$	788.35
Insurance	\$	225.00
Utilities	\$	200.00
Management Fee's	\$	658.00
total expenses		\$7,475.15
expenses excluding debt service	\$	1,871.35
DCR		0.88
NOI	\$	56,503.84
cap rate		5.1%
annual cash flow	\$	(10,741.75)
appreciation @ 3% or approximately inflation	\$	33,000.00
Total net gain annually	\$	22,258.25
cash on cash return		-5.1%

rents

\$1,595.00
\$1,595.00
\$1,695.00
\$1,695.00

Sold Price	\$1,100,000.00
Down	220,000
Mort. Princ.	\$880,000.00
6.63%	(\$5,603.80)

\$6,580.00 total

Annual Taxes	\$9,460.16
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Utilities

Gas	0
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Water and Sewer	200
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Electric	0
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Garbage	0
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total utilities	0
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