

DFY Property Example		Purchase Price: \$249,900.00	
Bedrooms	Bathrooms	Square Feet	Year Built
4	2	1686	2020



Assumptions	
Down Payment	25%
Closing Costs	4%
Pre-Paid Items	6 Months T & I
Interest Rate	3.5%
Property Management Fee	8%
Vacancy/Repairs	8%
Projected Appreciation (Yr 1-2)	7%
Projected Appreciation (Yr 3-5)	6%
Projected Appreciation (Yr 6+)	3.5%
Annual Rent Increase	3%
Closing Costs On Future Sale	7.5%
Property Mngmnt Reserve	\$5000

Cost/Expense	
Down Payment	\$ 62,475.00
Estimated Closing Costs	\$ 9,996.00
Estimated Rehab Expenses	\$ 4,000.00
DFY T.E.A.M.S. Fee	\$ 4,995.00
Total Out of Pocket	\$ 81,466.00
Estimated Pre-Paid Items	\$ 2,150.00
Total Cash To Close	\$ 83,616.00

Financing	
Projected Monthly Rent	\$ 1,700.00
Principal & Interest Payment	\$ 854.75
Monthly Taxes	\$ 295.83
Monthly Insurance	\$ 62.50
PITI Monthly Payment	\$ 1,213.08
Monthly Avg. HOA Expense	\$ 0.00
Total Monthly Expense	\$ 1,213.08

5 Year Income Returns	
Avg. Monthly Cash Flow	\$332.43
Cash on Cash Return	4.80%
Combined C.o.C Return	9.54%
5 Year Annualized Return	16.94%
Profit On Sale Year 5	\$69,008.14

10 Year Income Returns	
Avg. Monthly Cash Flow	\$381.15
Cash on Cash Return	7.53%
Combined C.o.C Return	12.78%
10 Year Annualized Return	19.05%
Profit On Sale Year 10	\$155,225.28

Annual Expense Breakdown					
	YEAR 1	YEAR 3	YEAR 5	YEAR 7	YEAR 10
Gross Rent	\$ 20,400.00	\$ 21,642.36	\$ 22,960.38	\$ 24,358.67	\$ 26,617.37
Taxes	\$ 3,549.96	\$ 4,026.36	\$ 4,524.02	\$ 4,846.25	\$ 5,373.12
Insurance	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00
HOA	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Property Management	\$ 1,250.00	\$ 1,731.39	\$ 1,836.83	\$ 1,948.69	\$ 2,129.39
Vacancy/Repairs	\$ 0.00	\$ 1,731.39	\$ 1,836.83	\$ 1,948.69	\$ 2,129.39
Net Operating Income	\$ 14,850.04	\$ 13,403.22	\$ 14,012.70	\$ 14,865.03	\$ 16,235.47
Debt Service	\$ 10,099.46	\$ 10,099.46	\$ 10,099.46	\$ 10,099.46	\$ 10,099.46

Annual Income Breakdown					
Net Monthly Cash Flow	\$ 395.88	\$ 275.31	\$ 326.10	\$ 397.13	\$ 511.33
Cap Rate	5.94%				
Cash on Cash Return	5.83%	4.06%	4.80%	5.85%	7.53%
Principal Reduction	1.51%	1.66%	1.83%	2.02%	2.34%
Depreciation	2.91%	2.91%	2.91%	2.91%	2.91%
Combined Cash on Cash	10.25%	8.63%	9.54%	10.78%	12.78%
Appreciation	\$ 17,493.00	\$ 53,377.14	\$ 90,862.20	\$ 115,132.98	\$ 154,818.59
Profit on Sale	\$ (13,973.28)	\$ 26,495.43	\$ 69,008.14	\$ 100,908.92	\$ 155,225.28
Total ROI	-17.15%	32.52%	84.71%	123.87%	190.54%
Total Capital to Re-Invest	\$ 48,501.72	\$ 88,970.43	\$ 131,483.14	\$ 163,383.92	\$ 217,700.28