

DFY Property Example		Purchase Price: \$250,000.00	
Bedrooms	Bathrooms	Square Feet	Year Built
4	2	1867	2017



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	\$ 62,500.00
Estimated Closing Costs	\$ 10,000.00
Estimated Rehab Expenses	\$ 3,400.00
DFY T.E.A.M.S. Fee	\$ 4,995.00
Total Out of Pocket	\$ 80,895.00
Estimated Pre-Paid Items	\$ 2,175.00
Total Cash To Close	\$ 83,070.00

Financing	
Projected Monthly Rent	\$ 1,675.00
Principal & Interest Payment	\$ 841.96
Monthly Taxes	\$ 300.00
Monthly Insurance	\$ 62.50
PITI Monthly Payment	\$ 1,204.46
Monthly Avg. HOA Expense	\$ 21.25
Total Monthly Expense	\$ 1,225.71

5 Year Income Returns	
Avg. Monthly Cash Flow	\$282.47
Cash on Cash Return	4.09%
Combined C.o.C Return	8.83%
5 Year Annualized Return	16.48%
Profit On Sale Year 5	\$66,641.55

10 Year Income Returns	
Avg. Monthly Cash Flow	\$329.65
Cash on Cash Return	6.76%
Combined C.o.C Return	12.01%
10 Year Annualized Return	18.50%
Profit On Sale Year 10	\$149,682.60

Annual Expense Breakdown					
	YEAR 1	YEAR 3	YEAR 5	YEAR 7	YEAR 10
Gross Rent	\$ 20,100.00	\$ 21,324.09	\$ 22,622.73	\$ 24,000.45	\$ 26,225.94
Taxes	\$ 3,600.00	\$ 4,083.12	\$ 4,587.79	\$ 4,914.56	\$ 5,448.86
Insurance	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00
HOA	\$ 255.00	\$ 255.00	\$ 255.00	\$ 255.00	\$ 255.00
Property Management	\$ 1,250.00	\$ 1,705.93	\$ 1,809.82	\$ 1,920.04	\$ 2,098.08
Vacancy/Repairs	\$ 0.00	\$ 1,705.93	\$ 1,809.82	\$ 1,920.04	\$ 2,098.08
Net Operating Income	\$ 14,245.00	\$ 12,824.12	\$ 13,410.30	\$ 14,240.82	\$ 15,575.93
Debt Service	\$ 10,103.51	\$ 10,103.51	\$ 10,103.51	\$ 10,103.51	\$ 10,103.51

Annual Income Breakdown					
Net Monthly Cash Flow	\$ 345.12	\$ 226.72	\$ 275.57	\$ 344.78	\$ 456.04
Cap Rate	5.70%				
Cash on Cash Return	5.12%	3.36%	4.09%	5.11%	6.76%
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	9.54%	7.93%	8.83%	10.04%	12.01%
Appreciation	\$ 17,500.00	\$ 53,398.50	\$ 90,898.55	\$ 115,179.05	\$ 154,880.54
Profit on Sale	\$ (13,986.26)	\$ 25,315.85	\$ 66,641.55	\$ 97,306.02	\$ 149,682.60
Total ROI	-17.29%	31.29%	82.38%	120.29%	185.03%
Total Capital to Re-Invest	\$ 48,513.74	\$ 87,815.85	\$ 129,141.55	\$ 159,806.02	\$ 212,182.60