

DFY Property Example		Purchase Price: \$224,700	
Bedrooms	Bathrooms	Square Feet	Year Built
3	2	1521	2021



Assumptions	
Down Payment	25%
Closing Costs	4%
Pre-Paid Items	6 Months T & I
Interest Rate	3.625%
Property Management Fee	8%
Vacancy/Repairs	8%
Projected Appreciation (Yr 1-2)	5%
Projected Appreciation (Yr 3-5)	7%
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	\$ 56,175.00
Estimated Closing Costs	\$ 8,988.00
Estimated Rehab Expenses	\$ 0.00
DFY T.E.A.M.S. Fee	\$ 4,995.00
Total Out of Pocket	\$ 70,158.00
Estimated Pre-Paid Items	\$ 1,519.50
Total Cash To Close	\$ 71,677.50

Financing	
Projected Monthly Rent	\$ 1,550.00
Principal & Interest Payment	\$ 768.56
Monthly Taxes	\$ 182.42
Monthly Insurance	\$ 70.83
PITI Monthly Payment	\$ 1,021.81
Monthly Avg. HOA Expense	\$ 29.16
Total Monthly Expense	\$ 1,050.97

5 Year Income Returns	
Avg. Monthly Cash Flow	\$340.01
Cash on Cash Return	6.20%
Combined C.o.C Return	10.94%
5 Year Annualized Return	18.46%
Profit On Sale Year 5	\$64,757.99

10 Year Income Returns	
Avg. Monthly Cash Flow	\$401.27
Cash on Cash Return	9.43%
Combined C.o.C Return	14.68%
10 Year Annualized Return	20.91%
Profit On Sale Year 10	\$146,717.01

Annual Expense Breakdown					
	YEAR 1	YEAR 3	YEAR 5	YEAR 7	YEAR 10
Gross Rent	\$ 18,600.00	\$ 19,732.74	\$ 20,934.46	\$ 22,209.37	\$ 24,268.78
Taxes	\$ 2,189.04	\$ 2,459.39	\$ 2,815.75	\$ 3,016.30	\$ 3,344.23
Insurance	\$ 849.96	\$ 849.96	\$ 849.96	\$ 849.96	\$ 849.96
HOA	\$ 349.92	\$ 349.92	\$ 349.92	\$ 349.92	\$ 349.92
Property Management	\$ 1,788.00	\$ 1,578.62	\$ 1,674.76	\$ 1,776.75	\$ 1,941.50
Vacancy/Repairs	\$ 0.00	\$ 1,578.62	\$ 1,674.76	\$ 1,776.75	\$ 1,941.50
Net Operating Income	\$ 13,423.08	\$ 12,916.24	\$ 13,569.32	\$ 14,439.69	\$ 15,841.67
Debt Service	\$ 9,222.73	\$ 9,222.73	\$ 9,222.73	\$ 9,222.73	\$ 9,222.73

Annual Income Breakdown					
Net Monthly Cash Flow	\$ 350.03	\$ 307.79	\$ 362.22	\$ 434.75	\$ 551.58
Cap Rate	5.97%				
Cash on Cash Return	5.99%	5.26%	6.20%	7.44%	9.43%
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	10.41%	9.83%	10.94%	12.37%	14.68%
Appreciation	\$ 11,235.00	\$ 40,372.97	\$ 78,782.05	\$ 100,397.55	\$ 135,741.47
Profit on Sale	\$ (13,699.39)	\$ 20,578.23	\$ 64,757.99	\$ 95,060.71	\$ 146,717.01
Total ROI	-19.53%	29.33%	92.30%	135.50%	209.12%
Total Capital to Re-Invest	\$ 42,475.61	\$ 76,753.23	\$ 120,932.99	\$ 151,235.71	\$ 202,892.01