

# Buy N Hold ROI



**Total Profit (pre-income tax) : \$40048**

## Property Information

Property Address	wde fcef c
City	e2w dws dds dd
Bedrooms	121
Bathrooms	121 2
Heat Source	2
Purchase Price	121 2
Estimated Repair Cost	122
Garage	Det atch ed
Laundry Room	No
Year Built	123 12
Wiring Condition	old
Plumbing Condition	Fair
Square Footage	122
County Appraised Value	125 454

## Hard Money/Buy N Hold ROI

Purchase Price	4500
Purchase Closing Costs	2500
Repairs	1254
Holding Costs (W/S/G/PUD/etc)	2512
Down Payment (Skin in the game)	1254
Total Invested	10766
Total loan amount	9512
Number of units	251
Average rent	12
Interest rate	12
Term Length of Loan (in Months)	222
Interest Rate per month	0.01
Total monthly mortgage payment	106.85
Monthly insurance	12
Property tax	12
Other Monthly Expenses((HOA, Utilities, Maintenance, Etc))	120
Other Monthly Expenses (Credit Card, Business LOC)	122
Other Monthly Expenses(PM)	120
Total Monthly Expenses (not with mortgage)	386
Total Monthly Expenses (with mortgage)	492.85
Total Gross Monthly Income (Rent)	3137

Total Annual Expenses (not mortgage)	4632
Other Monthly Income (not mortgage)	125
Total Gross Annual Income (Most Possible)	37644
Net Operating Income	33012
Cash Flow per Month	2644.15
Annual Cash Flow	31729.80
All Personal Cash Contributions	1254
Annual "cash on cash" Return on Investment	2530.29
Cash Flow per month / number of min investors	1322.08
Cash Flow per month / number of max investors	331
ROI based on 6 month flip	-230.45%