

123 Maple Street Duplex

123 Maple Street, Columbus, OH 43201

B

Score 75/100

Good — solid fundamentals; a few levers could push it higher.

MONTHLY CASH FLOW

\$431

CASH-ON-CASH

5.99%

CAP RATE

7.65%

DSCR

1.31

IRR (5YR)

11.29%

Year 1 cash flow

Gross scheduled rent	\$33,900
Vacancy loss	(\$1,695)
Effective gross income	\$32,805
Operating expenses	(\$11,002)
Net operating income	\$21,803
Annual debt service	(\$16,637)
Annual cash flow	\$5,166

Investment summary

Purchase price	\$285,000
Total cash needed	\$86,250
Down payment	\$71,250
Loan amount	\$213,750
Monthly P&I	\$1,386
Gross yield	11.89%
1% rule	0.99% fail

Risk & lender view

BREAK-EVEN RENT/MO

\$2,266

BREAK-EVEN OCCUPANCY

80%

EXPENSE RATIO

34%

DEBT YIELD

10.2%

5-year pro forma

YEAR	GROSS RENT	NOI	CASH FLOW	VALUE	LOAN BAL.	EQUITY
1	\$33,900	\$21,803	\$5,166	\$293,550	\$211,472	\$82,078
2	\$34,578	\$22,239	\$5,603	\$302,357	\$209,035	\$93,321
3	\$35,270	\$22,684	\$6,047	\$311,427	\$206,429	\$104,998
4	\$35,975	\$23,138	\$6,501	\$320,770	\$203,641	\$117,129
5	\$36,694	\$23,600	\$6,964	\$330,393	\$200,659	\$129,734

Primary loan amortization (annual)

YEAR	INTEREST	PRINCIPAL	ENDING BALANCE
1	\$14,359	\$2,278	\$211,472
2	\$14,200	\$2,437	\$209,035
3	\$14,030	\$2,606	\$206,429
4	\$13,849	\$2,788	\$203,641
5	\$13,655	\$2,982	\$200,659

Returns

Net sale proceeds	\$109,910
Total profit over hold	\$53,941
Equity multiple	1.63x

Where the return comes from

Operating cash flow	\$30,281
Appreciation (net)	\$25,570
Loan paydown	\$13,091
Acquisition costs	-\$15,000

