

SINGLE RENTAL PURCHASE	Loan Info	Year 1	Year 5	Year 10	Year 15
15 Year Loan	6.8% Rate				
Value	\$ 115,000.00	\$ 115,000.00	\$ 126,500.00	\$ 170,000.00	\$ 214,000.00
Offer Price	\$ 110,000.00				
Down Payment	\$ 22,000.00				
Loan Balance	\$ 88,000.00	\$ 88,000.00	\$ 67,879.00	\$ 39,638.00	\$ -
Equity		\$ 5,000.00	\$ 58,621.00	\$ 130,362.00	\$ 214,000.00
Rent		\$ 1,195.00	\$ 1,495.00	\$ 1,895.00	\$ 2,295.00
9% Management		\$ (108.00)	\$ (134.55)	\$ (170.55)	\$ (206.55)
Insurance		\$ (85.00)	\$ (115.00)	\$ (160.00)	\$ (205.00)
Taxes		\$ (91.00)	\$ (120.00)	\$ (150.00)	\$ (198.00)
Principle		\$ (291.46)	\$ (382.28)	\$ (536.57)	\$ -
Interest		\$ (489.69)	\$ (398.87)	\$ (244.58)	\$ -
Net Monthly Income		\$ 129.85	\$ 344.30	\$ 633.30	\$ 1,685.45
Net Annual Income		\$ 1,558.20	\$ 4,131.60	\$ 7,599.60	\$ 20,225.40

*** THIS MODEL MAKES SOME ASSUMPTIONS BASED ON HISTORICAL DATA, IN MEMPHIS OVER THE LAST 14 YEARS