



INVESTMENT PACKAGE
SINGLE GARAGE SIDE BY SIDE DUPLEX



Our properties are designed to maximize ROI and cashflow by mitigating vacancy, repair & maintenance and management costs.

Starting At \$338,800
Monthly Cash Flow: \$500+
Annualized ROI: 25.0%
Capital Required: \$70,800

TENANT ATTRACTIVE
FEATURES

- Brand New Construction
- New Home Warranty
- Superior Soundproofing
- Upper Floor Laundry
- 1 & 2 Car Front Attached Garage Options
- Maintenance Free Design
- Durable on trend finishes

All information and to be verified by purchaser. No warranties or guarantees implied. Excludes repairs & maintenance, vacancy, management. See pro forma on reverse for details.

Single Garage Duplex - INVESTMENT PROPERTY ANALYSIS

Opportunity Presented By:



Per Unit	
Purchase Price:	\$ 338,787.00
Down Payment:	\$ 67,757.40
Interest Rate on Mortgage:	3.20%
Mortgage Amortization:	30
Scheduled Annual Gross Income:	\$ 20,700.00
Vacancy/Collection losses:	2.00%
(Annual Operating Expenses)	-----
Property taxes :	\$ 2,500.00 \$ 2,500.00
Insurance:	\$ 675.00 \$ 675.00
Condo Fee:	\$ - \$ -
Management:	8.00%
Repairs/Maintenance:	2.00%
Annual Increase of Income:	2.00%
Annual Increase of Expenses:	2.00%
Annual Appreciation Rate:	3.00%

Unit Price	\$ 338,787.00
Deposit	20%
Mth. Rent	\$ 1,725.00
# Units	1

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ACQUISITION DATA	
Price	\$ 338,787.00
Dn. Pymt.	\$ 67,757.40
Loan Amt.	\$ 271,029.60

LOAN DATA	
Interest %	3.20%
No. Yrs.	30
Mo. P & I	\$ 1,172.11
Yr. P & I	\$ 14,065.36

10 Yr FINANCIAL DATA	
CAP Rate	4.9%
10 Yr Avg ROI	30.18%
Cash on Cash	35%
Total ROE	288%

ANNUAL OPERATING INCOME	Yr.1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
Increase in income	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Expected Gross Income	20,700	21,114	21,536	21,967	22,406	22,854	23,312	23,778	24,253	24,738
less Vacancy/Collection losses	2.00%	414	422	431	439	448	457	466	476	485
EFFECTIVE GROSS INCOME (EGI)	20,286	20,692	21,106	21,528	21,958	22,397	22,845	23,302	23,768	24,244
ANNUAL OPERATING EXPENSES	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
(Increase in expenses)	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Property Taxes	2,500	2,550	2,601	2,653	2,706	2,760	2,815	2,872	2,929	2,988
Condo Fee	0	0	0	0	0	0	0	0	0	0
Insurance	675	689	702	716	731	745	760	775	791	807
Management	8.00%	1,623	1,655	1,688	1,722	1,757	1,828	1,864	1,901	1,939
Repairs/Maintenance	2.00%	406	414	422	431	439	448	457	466	475
TOTAL OPERATING EXPENSES	5,204	5,308	5,414	5,522	5,633	5,745	5,860	5,977	6,097	6,219
Op. Expenses as %age of income	25.65%	25.65%	25.65%	25.65%	25.65%	25.65%	25.65%	25.65%	25.65%	25.65%
NET OPERATING INCOME (NOI) excluding financing costs	15,082	15,384	15,692	16,006	16,326	16,652	16,985	17,325	17,671	18,025
								10 Yr Total >>>	165,148	
CASH FLOW (BEFORE TAXES)	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
Net Operating Income	15,082	15,384	15,692	16,006	16,326	16,652	16,985	17,325	17,671	18,025
-Yrly. P & I	14,065	14,065	14,065	14,065	14,065	14,065	14,065	14,065	14,065	14,065
CASH FLOW (BEFORE TAXES) >>>	1,017	1,319	1,626	1,940	2,260	2,587	2,920	3,260	3,606	3,960
								10 Yr Total >>>	24,494	

MORTGAGE PRINCIPAL REDUCTION	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
Start of Yr. Balance	271,030	265,557	259,907	254,074	248,051	241,833	235,413	228,784	221,940	214,873
End of Yr. Balance	265,557	259,907	254,074	248,051	241,833	235,413	228,784	221,940	214,873	207,578
TOTAL PRINCIPAL REDUCTION >>>	5,472	5,650	5,833	6,023	6,218	6,420	6,629	6,844	7,066	7,296
								10 Yr Total >>>	63,452	

PROPERTY APPRECIATION	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
(Increase)	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Start of Year Value	338,787	348,951	359,419	370,202	381,308	392,747	404,529	416,665	429,165	442,040
End of Year Value	348,951	359,419	370,202	381,308	392,747	404,529	416,665	429,165	442,040	455,301
TOTAL ANNUAL APPRECIATION >>>	10,164	10,469	10,783	11,106	11,439	11,782	12,136	12,500	12,875	13,261
								10 Yr Total >>>	116,514	

RETURN ON INITIAL EQUITY	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
Cash Flow (Before Taxes)	1,017	1,319	1,626	1,940	2,260	2,587	2,920	3,260	3,606	3,960
Debt Reduction	5,472	5,650	5,833	6,023	6,218	6,420	6,629	6,844	7,066	7,296
Appreciation	10,164	10,469	10,783	11,106	11,439	11,782	12,136	12,500	12,875	13,261
RETURN ON INITIAL EQUITY	16.653	17.437	18.242	19.069	19.918	20.790	21.685	22.604	23.547	24.517
								10 Yr Total >>>	204,461	
INITIAL EQUITY:										
Down Payment	67,757	67,757	67,757	67,757	67,757	67,757	67,757	67,757	67,757	67,757
TOTAL INITIAL EQUITY	67,757	67,757	67,757	67,757	67,757	67,757	67,757	67,757	67,757	67,757
% RETURN ON INITIAL EQUITY >>>	24.58%	25.73%	26.92%	28.14%	29.40%	30.68%	32.00%	33.36%	34.75%	36.18%
ANNUALIZED 5 YR PROJECT ROI >>>	23.60%									

ESTIMATED CAPITAL REQUIREMENTS		
	Unit Rate	
Down Payment	\$ 67,757.40	\$ 67,757.40
Broker / Lender Fees	\$ -	\$ -
Appraisals	\$ 400.00	\$ 400.00
Payment Reserve Account	\$ 1,725.00	\$ 1,725.00
Legal Fees	\$ 1,000.00	\$ 1,000.00
Tax Adjustments	\$ -	\$ -
Window Coverings	\$ -	\$ -
Estimated Cash to Close		\$ 70,882.40