



\$139,900
 55 Williams Blvd
 Saint Louis MO, 63135

Financial Returns

Financing

Cash Flow/mo: **\$350**

Cash

Cash Flow/mo: **\$1,048**

18.49%
IRR

8.50%
CAP Rate

9.76%
Cash On Cash

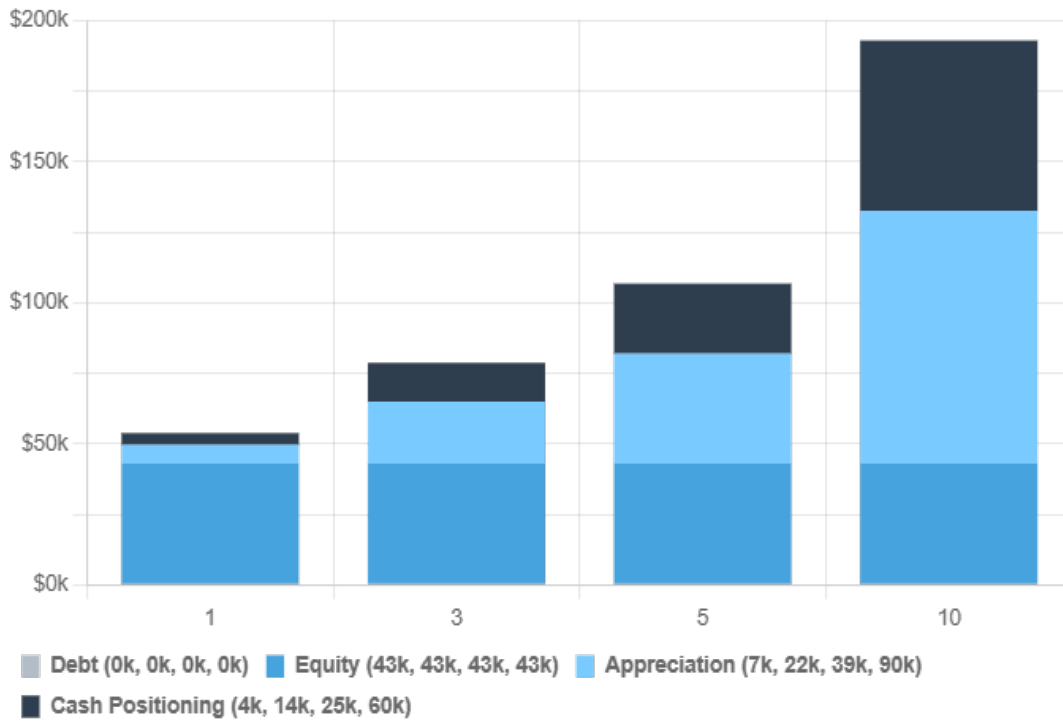
\$0
Equity

Property Information

- Beds: 3
- Baths: 1
- Sq Feet: 1,144
- Year: 1953
- Monthly Rent: \$1,350
- Property Taxes: \$1,109
- Annual HOA: \$0



Financial Projections



Financing Assumptions

Loan Amount	\$104,925
Financed Rehab Amount	\$0
Interest Rate	7%
Mortgage (yrs)	30.0
Mortgage Payment	\$698
Paydown Acc. (0%)	\$0

Initial Investment

Down Payment (25%)	\$34,975
Rehab Amount	\$0
Acquisition Fee	\$0
Acquisition Commission (0%)	\$0
Est Closing Cost (5%)	\$6,995
Financing Fee (0%)	\$0
Custom Expenses	\$0
Points (1%)	\$1,049
Total Out Of Pocket	\$43,019

Property KPI Without Financing

Annual Cash Flow	\$12,576
All In Cost	\$147,944
Cap Rate	8.50%

Property KPI With Financing

Annual Cash Flow	\$4,199
Total Out Of Pocket	\$43,019
Cash On Cash	9.76%

Annual Revenue Increase	3%	3%	3%	3%
Annual Operating Expense Increase	3%	3%	3%	3%
Annual Expense Ratio	22.37%	22.37%	22.37%	22.37%

Monthly Year 1 Year 3 Year 5 Year 10

Revenues

Potential Rental Income	\$1,350	\$16,200	\$17,187	\$18,233	\$21,137
Gross Rental Income	\$1,350	\$16,200	\$17,187	\$18,233	\$21,137

Expenses

Estimated Annual Property Taxes	\$92	\$1,109	\$1,177	\$1,248	\$1,447
Estimated Annual Homeowners Insurance	\$75	\$895	\$950	\$1,008	\$1,168
Estimated Annual HOA Dues	\$0	\$0	\$0	\$0	\$0
Estimated Annual Prop Mgmt Fee (10%)	\$135	\$1,620	\$1,719	\$1,823	\$2,114
Maintenance & Repairs (0%)	\$0	\$0	\$0	\$0	\$0
Utilities	\$0	\$0	\$0	\$0	\$0
Other Expenses	\$0	\$0	\$0	\$0	\$0
Custom Expenses	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$302	\$3,624	\$3,845	\$4,079	\$4,729

Returns Without Financing

NOI (Cash Available)	\$1,048	\$12,576	\$13,341	\$14,154	\$16,408
Net Cashflow		\$12,576	\$13,341	\$14,154	\$16,408
Cap Rate		8.50%	9.02%	9.57%	11.09%

Returns With Financing

NOI (Cash Available)	\$1,048	\$12,576	\$13,341	\$14,154	\$16,408
Mortgage	\$698	\$8,377	\$8,377	\$8,377	\$8,377
Net Cashflow		\$4,199	\$4,965	\$5,777	\$8,032
Cash On Cash		9.76%	11.54%	13.43%	18.67%

For informational purposes only, results may vary.

Please see attached link for our legal disclosure.

<https://gmrealtync.sharepoint.com/:b/s/ServerHUDS/ESldmqHzvtDtIrhmt6djg4BvL6iqRfphmVtQIwHRqMmjg?e=xXy1Yg>

Property Images

