

# Live Rent Free



## Great opportunity to live rent free and create financial freedom

Imagine the security of owning your own 2bd/1-bth 4-plex that will provide both a rent free residence with the added benefit of an additional income stream.

- ◆ Dynamic Convenient Grants Location
  - ◆ Easy Access to Major Employers
  - ◆ Close to Shopping
  - ◆ City Parks & Recreation Nearby
  - ◆ Market Rate Rents
- ◆ Dependable Income
- ◆ Owner Financing Available

Name:	<b>Wells Park 4-Plex</b>		<b>Purchase Price</b>		<b>\$ 99,500</b>		
Location:	Grants, NM		+Down Payment		\$ 9,950	10%	
Property:	4		+Costs Of Acquisition		\$ 700	Appraisal, Survey, etc...	
			+Loan Points		\$ 896	1%	
			=Investment Basis		\$ 11,546	12%	
<b>Assessed Values:</b>			<b>Potential Financing</b>				
	<b>2010</b>		Balance	<b>Payment/(Monthly)</b>	Interest	Term	
Land	\$ 6,283		\$ 89,550	<b>\$537</b>	6.00%	30 yrs.	
Improvements	\$ 85,717						
Personal Property	\$ -						
Total	<b>\$ 92,000</b>						
<b>All Figures Annual</b>			<b>\$/Sq. Ft</b>	<b>%</b>	<b>Fully Occupied</b>	<b>Owner Occupied</b>	
1.	GROSS RENTAL INCOME				\$ 18,960	\$ 14,220	
2.	Less: Vac. & Cr. Losses			6%	\$ 1,138	\$ 853	
3.=	EFFECTIVE RENTAL INCOME				\$ 17,822	\$ 13,367	
4.	Plus: Other Income				\$ -	\$ -	
5.=	<b>GROSS OPERATING INCOME</b>				<b>\$ 17,822</b>	<b>\$ 13,367</b>	
OPERATING EXPENSES:							
6.	Real Estate Taxes		\$ 0.34	5.3%	\$ 950		
7.	Personal Property Taxes						
8.	Property Insurance		\$ 0.28	4.4%	\$ 790		
9	Repairs & Maintenance		\$ 0.56	8.8%	\$ 1,560		
<i>Utilities:</i>							
10	Water, Sewer, Garbage		\$ 0.77	12.1%	\$ 2,149		
11	Gas		\$ -	0.0%	\$ -		
12	Electric		\$ 0.13	2.0%	\$ 359		
13	Accounting/Legal		\$ -	0.0%	\$ -		
14	Advertising/Licensing/Permits		\$ 0.11	1.7%	\$ 300		
15	Supplies		\$ -	0.0%			
16	Miscellaneous		\$ -	0.0%			
17	Reserve For Replacement		\$ -	0.0%			
18	TOTAL OPERATING EXPENSES		\$ 2.18	0.0%	\$ 6,108		
19	NET OPERATING INCOME				\$ 11,714	\$ 7,259	
20	Less: Annual Debt Service				\$6,444	\$ 6,444	
21	<b>CASH FLOW BEFORE TAXES</b>				<b>\$ 5,270</b>	<b>\$ 815</b>	
<b>Leasing Information:</b>			Average	Market	Rents		
Units	Type	Rents	Rents	Sq. Ft.	\$ per SF		
4	2 Bedrooms/1 Bath(s)	\$ 376	\$ 395	700	\$ 6.45		
Totals							
4		\$ 1,504	\$ 1,580	2,800	\$ 6.45		
					<b>ACTUAL NUMBERS</b>	<b>Full Occ.</b>	<b>Own Occ.</b>
					<b>GRM</b>	<b>5.25</b>	
					<b>Cap Rate</b>	<b>12.00%</b>	
					<b>Price Per Unit</b>	<b>\$ 24,875</b>	
					<b>Price Per SF</b>	<b>\$ 35.54</b>	
					<b>Cash on Cash =</b>	<b>52.96%</b>	<b>8.19%</b>

