



1550 Yellowstone Ave #101
Pocatello, ID 83201

*Rental



2 Bedrooms
2 Bathroom
\$800 Rent

Sqft Living Area 938

Purchase Price \$87,300

Gross Annual Rent \$9,600

Cash Flow Per Mo. \$618



This is a fully remodeled 1983 Kit Home (Manufactured Home). It has two bedrooms and two full bathrooms, as well as an ADA ramp on the front which will appeal to tenants.



All real estate investing involves risk or part or all of the capital invested. Past performance is no guarantee of future results. The investments and services offered may not be suitable for all investors. If you have any doubts as to the merits of an investment, you should seek advice from an independent financial adviser. Investments in real estate can be subject to fluctuations in the value of the underlying properties, the effect of economic conditions on real estate values, changes in interest rates, and risks related to renting properties. Proper legal structuring is always advised when dealing with investment real estate to protect the equity in the property and the owners from potential liability.

Financials

Purchase Price \$87,300

Cash Flow Breakdown:

\$800 Rent
\$85 Insurance
\$17 Taxes
\$80 Management
= \$618 Per Month Cash Flow
\$120 Maintenance & Vacancy

**this is a conservative amount that we recommend, the amount is not escrowed or held*

= \$498 Per Month Net Income

Annual Net Income \$5,980

Annual Cash Flow \$7,420

Cash Flow Return 8.5%

FORMULAS:

Cash Flow Return = (Per Month Cash Flow*12)/Purchase Price

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