



2 Bedrooms
2 Bathroom
\$1,250 Rent

Sqft Living Area 655

Purchase Price \$210,000

Gross Annual Rent \$15,000

Cash Flow Per Mo. \$1,007



This is a beautiful fully remodeled two bedroom and two bathroom home located on a permanent foundation. This home has a regular deck on the front of the home. The sale will include both the mobile home as well as the land. The renter will have the option after 12 months of good rental history to purchase the home as a note. The home will be sold to the renter for \$220k with \$10k down at 7.5% amortized over 30 years.



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 \$210,000

Cash Flow Breakdown:

\$1,250 Rent
 \$85 Insurance
 \$33 Taxes
 \$125 Management
= \$1,007 Per Month Cash Flow
 \$188 Maintenance & Vacancy

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

= \$820 Per Month Net Income

Annual Net Income \$9,834

Annual Cash Flow \$12,084

Cash Flow Return 6%

FORMULAS:

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

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