

# Executive Summary



**5115 Rosselle Street  
Jacksonville, Florida 32254**  
Jacksonville Fixer



## Property Overview

Property Type	Single Family Residence
Total Sq Ft	1569
Beds	3
Baths	1.5
Year	1948

## Income, Expenses & Cash Flow

Gross Rental Income	\$9,625.00
Vacancy & Credits	(\$673.75)
Operating Expenses	(\$3,230.00)
<b>Net Operating Income (NOI)</b>	<b>\$5,721.25</b>
Total Mortgage Payments	(\$2,700.00)
<b>Cash Flow Before Taxes</b>	<b>\$3,021.25</b>
Operating Income Taxes: Benefit/(Expense)	(\$32.78)
<b>Cash Flow After Taxes</b>	<b>\$2,988.48</b>

## Resale Analysis

Projected Sale Price	\$82,333.33
Selling Expenses	(\$6,190.00)
<b>Adjusted Projected Sales Price</b>	<b>\$76,143.33</b>
Mortgage Balance Payoff	(\$27,000.00)
Income Taxes on Sale	(\$12,145.15)
<b>Net Cash Flow from Sale</b>	<b>\$36,998.18</b>

## Financing Overview

Purchase Price	\$16,000.00
Improvements	\$27,000.00
Closing Cost	\$0.00
Finance Points	\$270.00
<b>Total Acquisition Cost</b>	<b>\$43,270.00</b>
Mortgage	(\$27,000.00)
Down Payment	\$16,270.00

## Assumptions

Rental Growth Rate	3.00%
Annual Taxes Growth Rate	0.00%
Annual Insurance Growth Rate	0.00%
Annual Repairs Growth Rate	0.00%
Marginal Tax Rate	25.00%
Capital Gains Tax Rate	15.00%
State Tax Rate	5.00%

## Loan Info

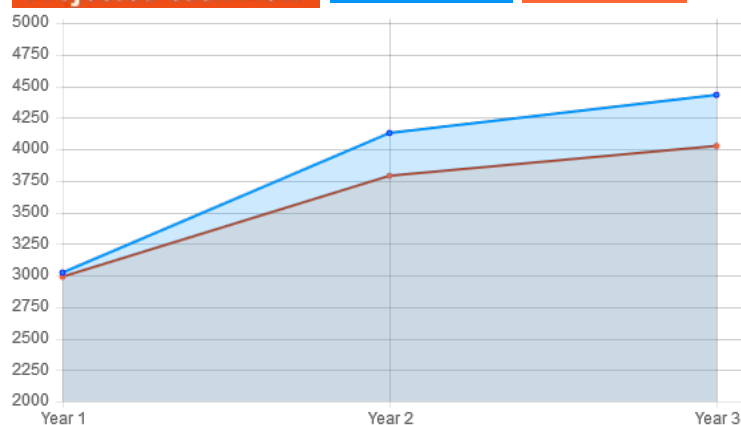
Down Payment	\$16,270.00
Initial Loan Balance	\$27,000.00
Interest Rate	10.00%
Term	180 Months
<b>Monthly Payment</b>	<b>\$225.00</b>

## Financial Analysis

	Year 1	Year 3
Debt Coverage Ratio (DCR)	2.119	2.641
Loan to Value Ratio (LTV)	32.79%	31.03%
Cash on Cash Return - Before Taxes	18.57%	27.23%
Cash on Cash Return - After Taxes	18.37%	24.74%
Cash on Cash Return With Equity Buildup - Before Taxes	-	35.87%
Cash on Cash Return With Equity Buildup - After Taxes	-	38.04%
Internal Rate of Return (IRR)	-	51.84%

## Projected Cash Flow

**BEFORE TAXES** **AFTER TAXES**



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