



336 McKee St - Fix & Hold

336 McKee St
Jackson , MS 39202

Presented by:

James Gosa
Sonador REi LLC

PO Box 1132
Ridgeland, MS 39158

Office: 760-464-1252

SonadorReiLLC@gmail.com
www.RehabJackson.com



Overview

336 McKee St - Fix & Hold

336 McKee St
Jackson , MS 39202



James Gosa

760-464-1252

SonadorReiLLC@gmail.com

www.RehabJackson.com

Purchase Info

Square Feet	1,456
Initial Market Value	\$129,000
Purchase Price	\$9,000
Initial Cash Invested	\$65,500

Income Analysis

	Monthly	Annual
Net Operating Income	\$1,432	\$17,181
Cash Flow	\$1,432	\$17,181

Financial Metrics

Cap Rate (Purchase Price)	190.9%
Cash on Cash Return (Year 1)	26.2%
Internal Rate of Return (Year 10)	31.5%
Sale Price (Year 10)	\$173,365

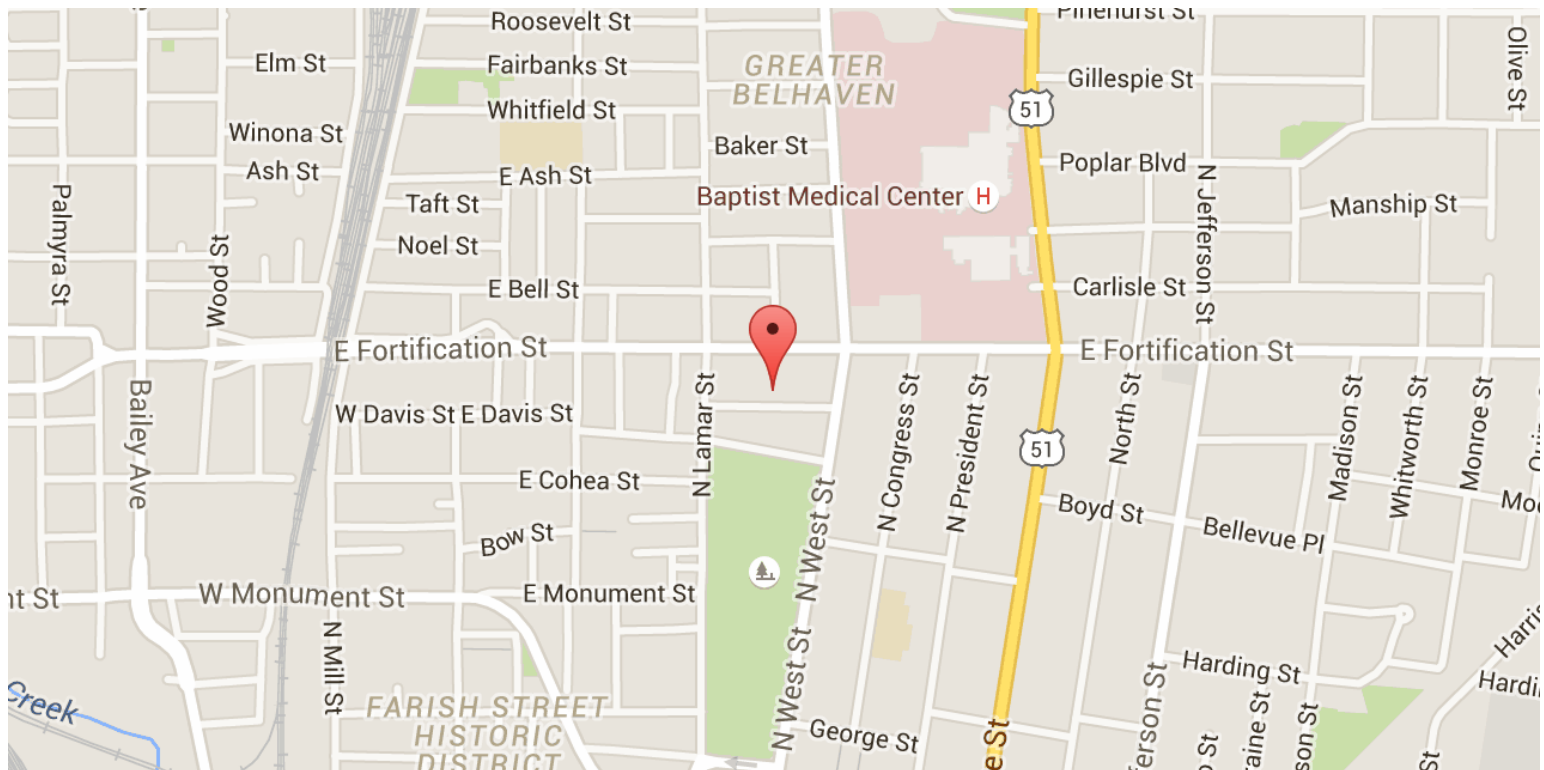


Two bedroom, one bath Duplex
1,456 SqFt

Duplex with two bedroom one bath per unit.

Property has a good foundation and 98% of wood framing complete and underground plumbing.

Located in downtown Jackson Mississippi within walking distance of a major hospital and several universities, this property has tons of potential located right in the heart of new development and a revitalization program.



Purchase Analysis

336 McKee St - Fix & Hold
 336 McKee St
 Jackson , MS 39202



James Gosa
 760-464-1252
 SonadorReiLLC@gmail.com
 www.RehabJackson.com

Purchase Info	
Initial Market Value	\$129,000
Purchase Price	\$9,000
+ Buying Costs	\$1,500
+ Initial Improvements	\$55,000
= Initial Cash Invested	\$65,500
Square Feet	1,456
Cost per Square Foot	\$6
Monthly Rent per Square Foot	\$1.13

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	0.5
Operating Expense Ratio	10.1%
Cap Rate (Purchase Price)	190.9%
Cash on Cash Return	26.2%

Assumptions	
Appreciation Rate	3.0%
Vacancy Rate	3.0%
Income Inflation Rate	3.0%
Expense Inflation Rate	3.0%
LTV for Refinance	70.0%
Selling Costs	\$9,030

Income	Monthly	Annual
Gross Rent	\$1,642	\$19,704
Vacancy Loss	-\$49	-\$591
Operating Income	\$1,593	\$19,113

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (0%)	-\$6	-\$72
Insurance (4%)	-\$65	-\$780
Taxes (6%)	-\$90	-\$1,080
Operating Expenses (10%)	-\$161	-\$1,932

Net Performance	Monthly	Annual
Net Operating Income	\$1,432	\$17,181
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$1,432	\$17,181

Buy and Hold Projection

336 McKee St - Fix & Hold

336 McKee St
Jackson, MS 39202



James Gosa

760-464-1252

SonadorReiLLC@gmail.com

www.RehabJackson.com

Income	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Gross Rent	\$19,704	\$20,295	\$20,904	\$22,177	\$25,709	\$34,551	\$46,434
Vacancy Loss	-\$591	-\$609	-\$627	-\$665	-\$771	-\$1,037	-\$1,393
Operating Income	\$19,113	\$19,686	\$20,277	\$21,512	\$24,938	\$33,515	\$45,041

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Cleaning & Maintenance	-\$72	-\$74	-\$76	-\$81	-\$94	-\$126	-\$170
Insurance	-\$780	-\$803	-\$828	-\$878	-\$1,018	-\$1,368	-\$1,838
Taxes	-\$1,080	-\$1,112	-\$1,146	-\$1,216	-\$1,409	-\$1,894	-\$2,545
Operating Expenses	-\$1,932	-\$1,990	-\$2,050	-\$2,174	-\$2,521	-\$3,388	-\$4,553

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$17,181	\$17,696	\$18,227	\$19,337	\$22,417	\$30,127	\$40,488
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
= Cash Flow	\$17,181	\$17,696	\$18,227	\$19,337	\$22,417	\$30,127	\$40,488
Cap Rate (Purchase Price)	190.9%	196.6%	202.5%	214.9%	249.1%	334.7%	449.9%
Cap Rate (Market Value)	12.9%	12.9%	12.9%	12.9%	12.9%	12.9%	12.9%
Cash on Cash Return	26.2%	27.0%	27.8%	29.5%	34.2%	46.0%	61.8%
Return on Equity	12.9%	12.9%	12.9%	12.9%	12.9%	12.9%	12.9%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$132,870	\$136,856	\$140,962	\$149,546	\$173,365	\$232,988	\$313,117
- Loan Balance	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
= Equity	\$132,870	\$136,856	\$140,962	\$149,546	\$173,365	\$232,988	\$313,117
Potential Cash-Out Refi	\$93,009	\$95,799	\$98,673	\$104,682	\$121,356	\$163,092	\$219,182

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$132,870	\$136,856	\$140,962	\$149,546	\$173,365	\$232,988	\$313,117
- Selling Costs	-\$9,301	-\$9,580	-\$9,867	-\$10,468	-\$12,136	-\$16,309	-\$21,918
= Proceeds After Sale	\$123,569	\$127,276	\$131,094	\$139,078	\$161,230	\$216,679	\$291,199
+ Cumulative Cash Flow	\$17,181	\$34,877	\$53,104	\$91,216	\$196,960	\$461,657	\$817,388
- Initial Cash Invested	-\$65,500	-\$65,500	-\$65,500	-\$65,500	-\$65,500	-\$65,500	-\$65,500
= Net Profit	\$75,250	\$96,653	\$118,699	\$164,794	\$292,689	\$612,836	\$1,043,086
Internal Rate of Return	114.9%	62.5%	48.2%	38.0%	31.5%	29.5%	29.3%
Return on Investment	115%	148%	181%	252%	447%	936%	1,592%

Graphs

336 McKee St - Fix & Hold

336 McKee St
Jackson, MS 39202



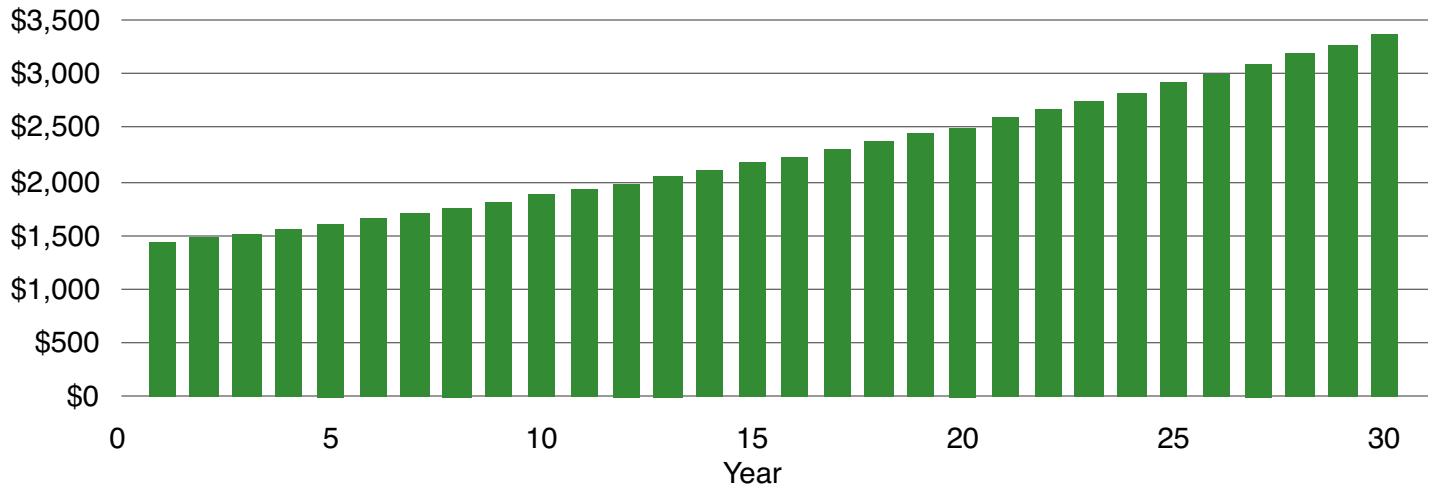
James Gosa

760-464-1252

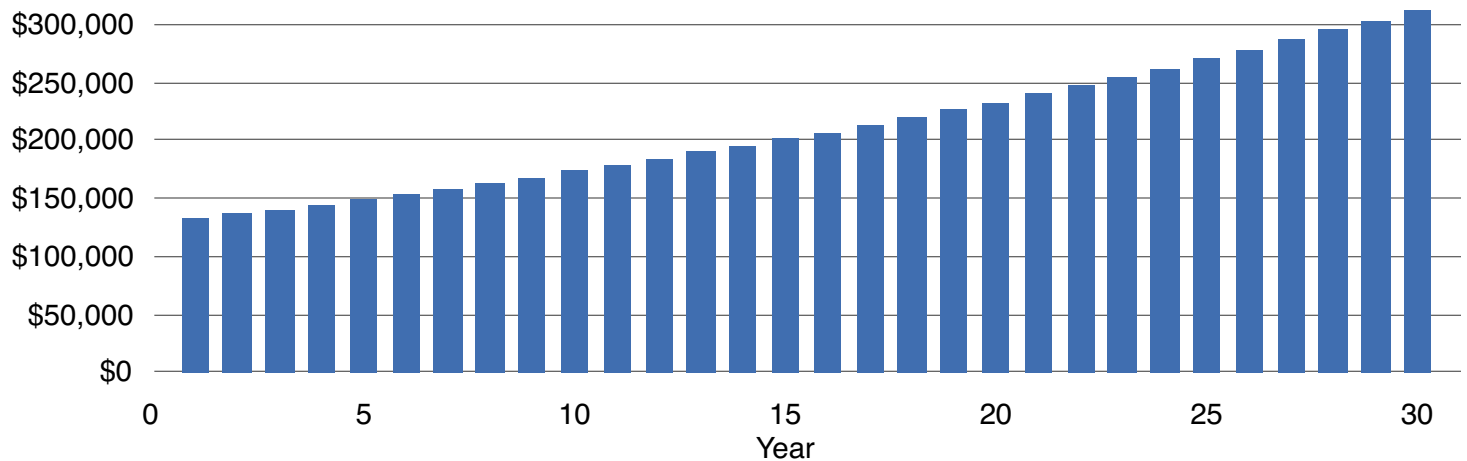
SonadorReiLLC@gmail.com

www.RehabJackson.com

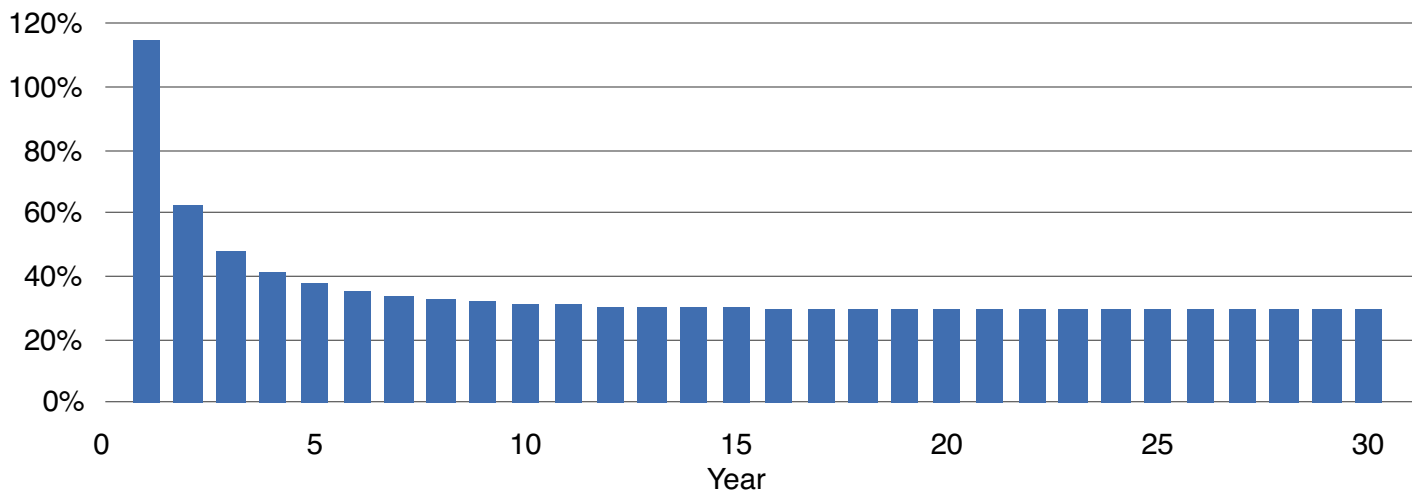
Monthly Cash Flow



Market Value



Internal Rate of Return (IRR)



Photos

336 McKee St - Fix & Hold
336 McKee St
Jackson , MS 39202



James Gosa
760-464-1252
SonadorReiLLC@gmail.com
www.RehabJackson.com



2 Bed 1 Bath Duplex



2 bed 1 Bath Units



Exterior Elevation (Building On The Left)



Interior



Interior #2



Interior # 3

Photos

336 McKee St - Fix & Hold
336 McKee St
Jackson , MS 39202



James Gosa
760-464-1252
SonadorReiLLC@gmail.com
www.RehabJackson.com



Neighborhood



One Block Away



100+ New Townhome Development, Around The Corner



Around The Corner



Around The Corner

