Property Location: Hutchins, TX 75141		
Available Benefit (Used for Price Reduction & Covering Year 1 Management)		**$40,968**
Retail Price		$353,900
Premier Turnkey Price (covered by Available Benefit)		$314,480
Bed		4
Bath		2
Garage		2
Sq Ft		1,674
Completion Date		Feb 2025

Loan		
Down Payment Percent		25%
Loan Amount		$235,860.00
Down Payment		$78,620.00
Estimated Points for Rate (3% Sales Price)		$9,434.40
Estimated Closing Costs (3% Sales Price)		$9,434.40
Total Capital Needed		$97,488.80
Estimated Interest Rate		5.500%
Loan Type		DSCR 30/10 Interest Only
	Monthly	**Yearly**
Principal & Interest Payment	$1,081.03	$12,972.30

Assumptions	
Year 1 Potential Vacancy Rate	4%
Year 1 Property Mgmt Rate (management covered by Available Benefit, $129/mo in Year 2)	0%
Year 1 Potential Maintenance Rate	0%

Income & Expenses	**Monthly**	**Yearly**
Base Monthly Rent	$2,525.00	$30,300.00
Pet Rent	$0.00	$0.00
Estimated Insurance Premium	$208.33	$2,500.00
Estimated Property Tax (2.160412% Effective Rate)	$566.17	$6,794.06
Home Owners Association	$37.00	$444.00
Utilities	$0.00	$0.00
Landscaping	$0.00	$0.00
Gross Scheduled Income	$2,525.00	$30,300.00
Year 1 Vacancy	$101.00	$1,212.00
Year 1 Maintenance	$0.00	$0.00
Year 1 Property Management (management covered by Available Benefit)	$0.00	$0.00
Net Operating Income (NOI)	$1,612.49	$19,349.94
Principal & Interest Payment	$1,081.03	$12,972.30
Total Cash Flow	**$531.47**	**$6,377.64**

Leasing Status	
Lease Start Date	**2/27/2025**
Lease End Date	**2/28/2027**

Return on Investment	
Year 1 Cash-On-Cash	**6.54%**
Year 1 Cap Rate	**6.15%**
Year 1 ROI w/ Tax Offset	**9.67%**
10 Year Appreciation Percentage for Market (Q3 2015 - Q3 2025)	**159.20%**
Yearly Appreciation Average Last 10 Years	**9.99%**
Year 1 ROI with Avg Appreciation	**41.91%**
Total Year 1 ROI w/ Loan Paydown	**41.91%**

The rate listed in this proforma is based on a quote from Premier Turnkey's recommended lender on the day this pro forma was created. It is based on the buyer having a FICO score of 780 or higher, putting 25% down, and an estimated purchase price of $300,000. The rate is also based on the property having a DSCR ratio of 1.25 or higher and a Pre-Payment Penalty being utilized. Your rate may change based on market fluctuations or the above criteria not being met.

If you'd like to have the most up to date information, please reach out to Premier Turnkey and/or their recommended lender directly.

Insurance estimate is based on average price per square foot in the area given by our recommended insurance company. It is not a quote directly for the address.