

DO NOT DISTURB TENANTS

Address	Zip code	Bed	Bath	Yr Built	Sq. Ft	Current Rent	Current Annual Rent	Current Rent Mgmt Fee	Current Annual Net Rent	Cash Flow ROI current rent	2019 Tax/Month	Insurance	Market Rent	Market Rent Mgmt Fee	Potential Annual Gross Rent	Potential Annual Net Rent	Cash Sale Price	Rehab	Total Sale and Rehab	Potential Cash Flow ROI
439 Creston Ave,	39212	2	1	1950	728	\$ 550.00	\$ 6,600.00	\$ 55.00	\$ 4,738.86	14.81%	\$ 55.10	\$ 45.00	\$ 800.00	\$ 80.00	\$ 9,600.00	\$ 7,438.86	\$ 28,000.00	\$ 4,000.00	\$ 32,000.00	23.25%
434 Mason Blvd	39212	2	1	1950	733	\$ 500.00	\$ 6,000.00	\$ 50.00	\$ 4,244.43	12.86%	\$ 51.30	\$ 45.00	\$ 750.00	\$ 75.00	\$ 9,000.00	\$ 6,944.43	\$ 29,000.00	\$ 4,000.00	\$ 33,000.00	21.04%
450 Mason Blvd	39212	3	1	1955	1106	\$ 650.00	\$ 7,800.00	\$ 65.00	\$ 5,579.52	12.68%	\$ 75.04	\$ 45.00	\$ 850.00	\$ 85.00	\$ 10,200.00	\$ 7,739.52	\$ 40,000.00	\$ 4,000.00	\$ 44,000.00	17.59%
133 E Santa Clair St.	39212	3	2	1954	1596	\$ 700.00	\$ 8,400.00	\$ 70.00	\$ 5,639.31	10.44%	\$ 115.06	\$ 45.00	\$ 1,000.00	\$ 100.00	\$ 12,000.00	\$ 8,879.31	\$ 50,000.00	\$ 4,000.00	\$ 54,000.00	16.44%
461 Clark Ave	39212	2	1	1950	816	\$ 500.00	\$ 6,000.00	\$ 50.00	\$ 4,220.87	12.79%	\$ 53.26	\$ 45.00	\$ 850.00	\$ 85.00	\$ 10,200.00	\$ 8,000.87	\$ 29,000.00	\$ 4,000.00	\$ 33,000.00	24.25%
2920 Lasalle St.	39212	2	1	1960	750	\$ 500.00	\$ 6,000.00	\$ 50.00	\$ 4,236.00	14.12%	\$ 52.00	\$ 45.00	\$ 850.00	\$ 85.00	\$ 10,200.00	\$ 8,016.00	\$ 26,000.00	\$ 4,000.00	\$ 30,000.00	26.72%
422 Dunlap Ave	39212	2	1	1950	816	\$ 450.00	\$ 5,400.00	\$ 45.00	\$ 3,677.87	11.15%	\$ 53.51	\$ 45.00	\$ 850.00	\$ 85.00	\$ 10,200.00	\$ 7,997.87	\$ 29,000.00	\$ 4,000.00	\$ 33,000.00	24.24%
2809 Greenwood Ave	39212	3	1	1950	1003	\$ 600.00	\$ 7,200.00	\$ 60.00	\$ 5,166.47	14.35%	\$ 64.46	\$ 45.00	\$ 900.00	\$ 90.00	\$ 10,800.00	\$ 8,406.47	\$ 32,000.00	\$ 4,000.00	\$ 36,000.00	23.35%
2805 Fairhill Dr	39212	3	1.5	1950	1224	\$ 600.00	\$ 7,200.00	\$ 60.00	\$ 5,046.48	11.47%	\$ 74.46	\$ 45.00	\$ 1,000.00	\$ 100.00	\$ 12,000.00	\$ 9,366.48	\$ 40,000.00	\$ 4,000.00	\$ 44,000.00	21.29%
2547 Belvedere Dr.	39204	3	1	1950	946	\$ 575.00	\$ 6,900.00	\$ 57.50	\$ 4,894.55	13.60%	\$ 64.62	\$ 45.00	\$ 800.00	\$ 80.00	\$ 9,600.00	\$ 7,324.55	\$ 32,000.00	\$ 4,000.00	\$ 36,000.00	20.35%
124 Sollitt St	39209	2	1	1944	731	\$ 475.00	\$ 5,700.00	\$ 47.50	\$ 3,962.31	14.68%	\$ 52.31	\$ 45.00	\$ 750.00	\$ 75.00	\$ 9,000.00	\$ 6,932.31	\$ 23,000.00	\$ 4,000.00	\$ 27,000.00	25.68%
1528 Dewey St	39209	3	2	1950	1340	\$ 550.00	\$ 6,600.00	\$ 55.00	\$ 4,857.07	11.30%	\$ 45.24	\$ 45.00	\$ 875.00	\$ 87.50	\$ 10,500.00	\$ 8,367.07	\$ 39,000.00	\$ 4,000.00	\$ 43,000.00	19.46%
355 Ellis Ave	39209	4	3	1949	1369	\$ 700.00	\$ 8,400.00	\$ 70.00	\$ 6,520.72	14.49%	\$ 41.61	\$ 45.00	\$ 950.00	\$ 95.00	\$ 11,400.00	\$ 9,220.72	\$ 41,000.00	\$ 4,000.00	\$ 45,000.00	20.49%
3124 Whitten Rd	39212	4	2	1950	1200	\$ 600.00	\$ 7,200.00	\$ 60.00	\$ 5,156.50	12.58%	\$ 65.29	\$ 45.00	\$ 925.00	\$ 92.50	\$ 11,100.00	\$ 8,666.50	\$ 37,000.00	\$ 4,000.00	\$ 41,000.00	21.14%
Totals:						\$ 7,950.00							\$ 12,150.00		\$ 475,000.00					