

Actual 'In-Place' Rental Investments - we brokered, rehabbed, rented, and manage for clients

Examples show the highest and lowest ROI in our managed portfolio.



	3880 Lawley		6184 Flushing	
Research link	http://www.zillow.com/hom		http://www.zillow.com/hom	
		Brokers Estimate		Brokers Estimate
On	7/1/2013	7/1/2013	9/26/2014	9/26/2014
Paid	\$49,900	\$49,900.00	\$42,500	\$42,500.00
Improvements	\$6,000	\$6,000.00	\$20,000	\$20,000.00
Total outlay	\$55,900	\$55,900.00	\$62,500	\$62,500.00

EQUITY
BUILD

On	1/9/2016	1/9/2016	1/9/2016	1/9/2016
Estimated Market Value	\$105,600	\$95,000	\$79,200	\$75,000
<i>Brokers Estimate</i>				
Years owned	2.5	2.5	1.3	1.3
To date appreciation	\$49,700	\$39,100	\$16,700	\$12,500
Per year \$ appreciation	\$19,675	\$15,479	\$12,969	\$9,707
Per year % appreciation	35.2%	27.7%	20.8%	15.5%

CASH
FLOW

In service / rented on:	8/1/2013	8/1/2013	6/1/2015	6/1/2015
Years rented	2.4	2.4	0.6	0.6
<i>Monthly rent payout to client</i>	\$828	\$900	\$765	\$810
Full yr approx prop taxes	\$2,400	\$2,400	\$2,600	\$2,600
Full yr approx insurance	\$350	\$350	\$350	\$350
Full yr \$ flow	\$7,186	\$8,050	\$6,230	\$6,770
Per year % ROI	12.86%	14.4%	9.97%	10.8%

If investment was sold today, below would be the approx. results:

TOTAL
ROI

Cash + appreciation to date	\$67,242	\$58,751	\$20,489	\$16,618
Total % ROI to date	120.3%	105.1%	32.8%	26.6%
% ROI to date, Annualized	47.6%	41.6%	25.5%	20.6%