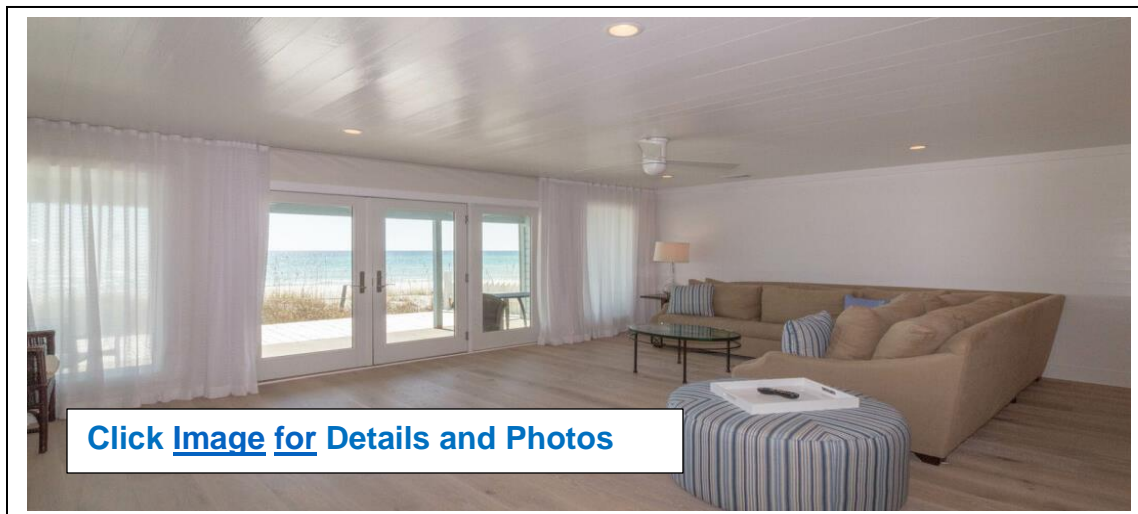


## 178 Lakeshore Dr. Gulf Front Townhome > 10% Annual Yield

Smart Financing will create a 10% Cash on Cash return. We will show you how



# 178 Lakeshore Dr. Gulf Front Townhome > 10% Annual Yield

## 178 Lakeshore DR. Actual Rentals \$95,000

Click here for [Detail ROI Report](#) **Always Consult Your CPA**

### PROJECTED FINANCIAL ANALYSIS SUMMARY

Property Address: 178 WALTON LAKESHORE DR.  
Inlet Beach  
Florida, 32461



#### Presented By:

Name: John Skinner  
Company: Rosemary Beach Realty  
Address:  
Phone: 850-865-0154  
Email: [condoman@cox.net](mailto:condoman@cox.net)

#### Property Information:

Type: - Single-Family  
Asking Price: \$ 984,688  
Fair Market Value: \$ 975,000  
Number of Units: 1  
Sq. Footage: 1,480  
Appreciation Rate: 4.00%

#### Financial Information

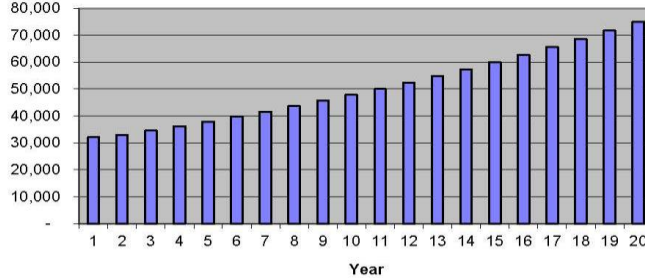
	% of Cost	% of FMV
Projected Down Payment/ Investment:	\$ 302,188	30.69%
	69.31%	70.00%

	Amount	Rate	Term (Years)	Payment
Loan #1	682,500	3.00%	30.00	\$ 1,706.25
Loan #2	-	0.00%	0.00	\$ -
Loan #3	-	0.00%	0.00	\$ -

#### Rental Income & Expenses:

Monthly Rents: \$ 7,910  
Annual Rents: \$ 94,920  
Other Annual Income: \$ -  
Annual Vacancy: \$ -  
Annual Expenses: \$ (41,634)  
Annual Mortgage Payment: \$ (20,475)

#### Property 20-year Projected Cash Flow



#### Assumptions:

Rental Growth Rate: 4.00%  
Expense Growth Rate: 3.00%  
Property Growth Rate: 4.00%  
Marginal Tax Rate: 35.00%  
Capital Gain Tax Rate: 20.00%

#### Financial Ratios:

	Year 1	Year 5	Year 10
Debt Coverage Ratio (DCR)	2.84	3.09	3.84
FMV of Property per Sq Ft	650.88	761.44	926.40
Cash on Cash Return b/f Taxes	11.42%	14.19%	19.21%
Cash on Cash Return a/f Taxes	10.61%	12.55%	15.81%
Capitalization Rate	5.26%	5.34%	5.44%
Value of Property - Your Cap Rate	\$ -	\$ -	\$ -
Gross Rent Monthly Multiplier (GRM)	128.19	128.19	128.19

	Year 1	Year 5	Year 10
Gross Rent Yearly Multiplier (GRM)	10.68	10.68	10.68
Value of Property Using Your GRM	\$ -	\$ -	\$ -
Loan to Value Ratio (LVR)	67.31%	57.53%	47.29%
Net Present Value Leveraged (NPV)	\$ 9,147	\$ 251,770	\$ 629,554
Net Present Value Unleveraged (NPV)	\$ 21,347	\$ 317,205	\$ 761,532
Cumulative Leveraged IRR	3.03%	15.18%	15.98%
Cumulative Unleveraged IRR	2.17%	6.24%	6.97%

**Disclaimer:** All Information Presented is Believed to be Accurate.

The information, calculations & data presented in this report are believed to be accurate but are not guaranteed or warranted. The information contained in this report shall not be considered as a substitution for legal, accounting or other professional advice. Please seek proper legal and tax advice as appropriate before making any purchases of real estate.