

Sample Portfolio

Presented by:

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**Lake Forest Foreclosure**

243 Lake Forest Dr
La Vergne, TN 37086

Income Analysis	Monthly	Annual
Net Operating Income	\$627	\$7,521
Cash Flow	\$103	\$1,234

Purchase Info

Square Feet	1,000
Purchase Price	\$105,000
Initial Cash Invested	\$28,350

Financial Metrics

Cap Rate (Purchase Price)	7.2%
Cash on Cash Return (Year 1)	4.4%
Internal Rate of Return (Year 10)	13.8%

**Sample Property**

930 LaVergne Ln
La Vergne, TN 37086

Income Analysis	Monthly	Annual
Net Operating Income	\$636	\$7,636
Cash Flow	\$137	\$1,648

Purchase Info

Square Feet (2 Units)	1,800
Purchase Price	\$100,000
Initial Cash Invested	\$28,115

Financial Metrics

Cap Rate (Purchase Price)	7.6%
Cash on Cash Return (Year 1)	5.9%
Internal Rate of Return (Year 10)	12.3%

**Waxman Dr Duplex**

1546 Waxman Dr
La Vergne, TN 37086

Income Analysis	Monthly	Annual
Net Operating Income	\$648	\$7,774
Cash Flow	\$179	\$2,146

Purchase Info

Square Feet	1,000
Purchase Price	\$94,000
Initial Cash Invested	\$25,380

Financial Metrics

Cap Rate (Purchase Price)	8.3%
Cash on Cash Return (Year 1)	8.5%
Internal Rate of Return (Year 10)	17.2%

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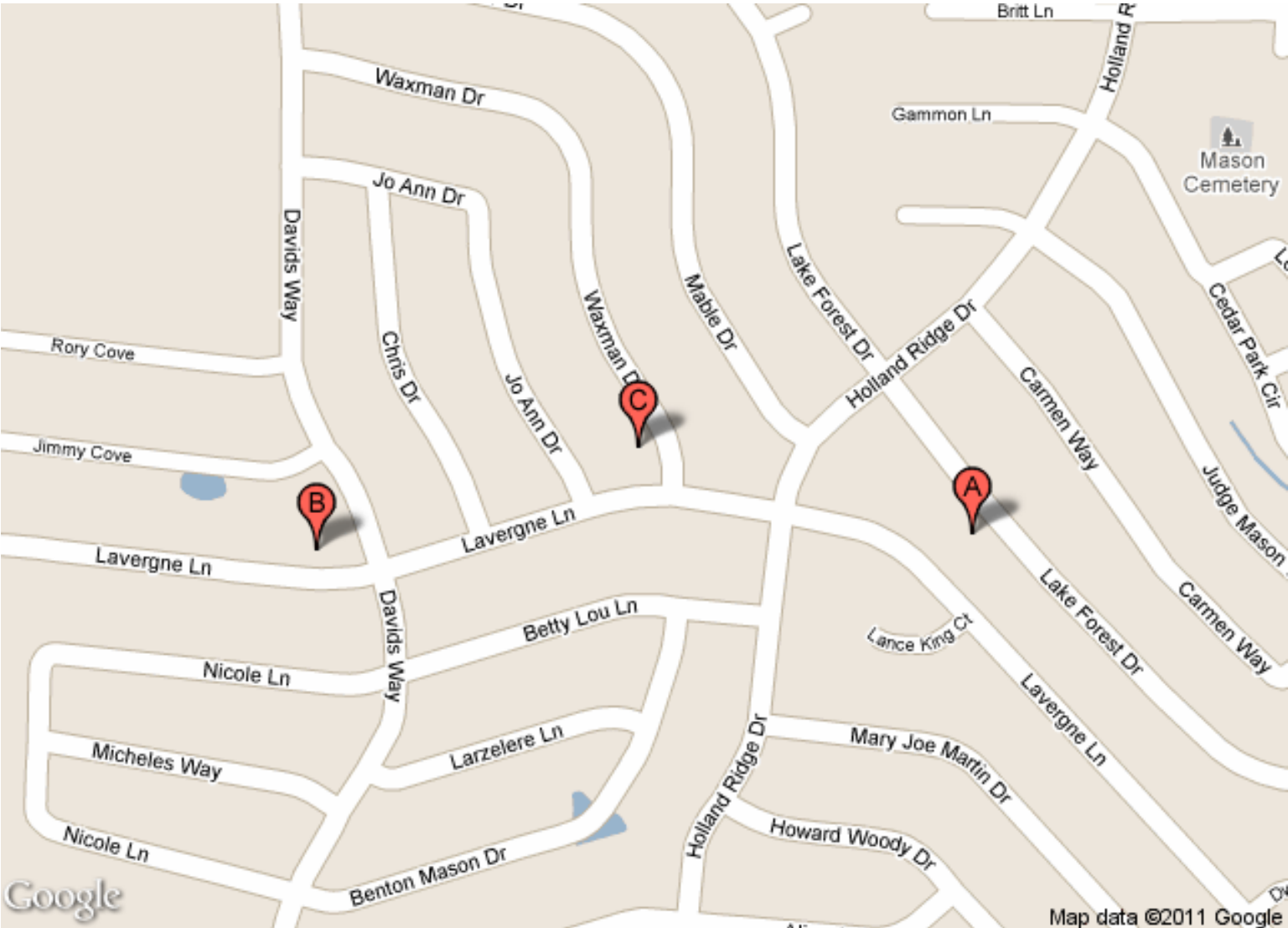
Purchase Info		Financial Metrics (Year 1)					
Initial Market Value	\$299,000	Annual Gross Rent Multiplier	9.2				
Purchase Price	\$299,000	Operating Expense Ratio	23.1%				
- Mortgages	(\$224,250)	Debt Coverage Ratio	1.28				
= Downpayment	\$74,750	Cap Rate (Purchase Price)	7.7%				
+ Buying Costs	\$6,235	Cap Rate (Market Value)	7.4%				
+ Initial Improvements	\$0	Cash on Cash Return	6.1%				
= Initial Cash Invested	\$81,845						
Income Analysis		Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
Operating Income	\$29,808	\$31,623	\$33,549	\$38,893	\$52,269	\$70,245	
- Operating Expenses	(\$6,877)	(\$7,296)	(\$7,740)	(\$8,973)	(\$12,059)	(\$16,206)	
= Net Operating Income	\$22,931	\$24,327	\$25,809	\$29,920	\$40,210	\$54,038	
- Mortgage Payments	(\$17,903)	(\$17,903)	(\$17,903)	(\$17,903)	(\$17,903)	(\$17,892)	
- Improvements	(\$0)	(\$1,800)	(\$7,000)	(\$0)	(\$0)	(\$0)	
= Cash Flow	\$5,028	\$4,624	\$906	\$12,016	\$22,306	\$36,147	
Cap Rate (Purchase Price)	7.7%	8.1%	8.6%	10.0%	13.4%	18.1%	
Cap Rate (Market Value)	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	
Cash on Cash Return	6.1%	5.6%	1.1%	14.7%	27.3%	44.2%	
Return on Equity	5.8%	4.2%	0.7%	5.7%	5.4%	5.0%	
Loan Analysis		Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$307,970	\$326,725	\$346,623	\$401,831	\$540,027	\$725,751	
- Loan Balance	(\$221,972)	(\$216,910)	(\$211,089)	(\$192,433)	(\$128,490)	(\$0)	
= Equity	\$85,998	\$109,816	\$135,534	\$209,398	\$411,537	\$725,751	
Loan-to-Value Ratio	72.1%	66.4%	60.9%	47.9%	23.8%	0.0%	
Potential Cash-Out Refi	(\$6,393)	\$11,798	\$31,547	\$88,849	\$249,529	\$508,026	
Sale Analysis		Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$85,998	\$109,816	\$135,534	\$209,398	\$411,537	\$725,751	
- Selling Costs	(\$21,028)	(\$22,278)	(\$23,604)	(\$27,284)	(\$36,496)	(\$48,875)	
= Proceeds After Sale	\$64,970	\$87,537	\$111,929	\$182,114	\$375,041	\$676,876	
+ Cumulative Cash Flow	\$5,028	\$15,367	\$23,427	\$75,044	\$249,297	\$545,062	
- Initial Cash Invested	(\$81,845)	(\$81,845)	(\$81,845)	(\$81,845)	(\$81,845)	(\$81,845)	
= Net Profit	(\$11,847)	\$21,060	\$53,511	\$175,313	\$542,493	\$1,140,093	
Internal Rate of Return	-14.5%	8.4%	11.7%	14.3%	14.3%	14.0%	
Return on Investment	-14%	26%	65%	214%	663%	1,393%	

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