

OakRidge Homes 3 Bedroom (sold as a duplex)

Sale Price \$625,000 both units



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20% Down (\$125,000)

Amount Financed \$500,000

Estimated Interest Rate 6%

Estimate Payment \$3,000 Month

Estimated Income

Monthly Rent \$2,200 x 2 = \$4,400

Annual Rental Income \$52,800

Estimated Expenses Monthly

Water / Sewer \$250.00

Property Taxes \$300.00

Insurance \$400.00

TOTAL MONTHLY \$950.00

TOTAL ANNUAL EXP \$11,400.00

CAP RATE

Annual Net Income \$41,400.00

Divided by \$625,000 = 6.6% Cap Rate

