

Property Report



20900 Kenyon Dr, Maple Heights OH

20900 Kenyon Dr
Maple Heights, OH 44137

Overview

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Purchase Info

Square Feet	0
Purchase Price	\$50,000
Initial Cash Invested	\$54,200

Income Analysis

	Monthly	Annual
Net Operating Income	\$600	\$7,200
Cash Flow	\$600	\$7,200

Financial Metrics

Cap Rate (Purchase Price)	14.4%
Cash on Cash Return (Year 1)	13.3%
Internal Rate of Return (Year 10)	15.5%
Sale Price (Year 10)	\$67,196



This 1176 square foot single family home has 4 bedrooms and 1.0 bathrooms with Detached Garage and Basement. House sits in beautiful class B-C neighborhood with Pride of Ownership and an area increasing in Value quickly.



Purchase Analysis

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 20900 Kenyon Dr
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Purchase Info	
Purchase Price	\$50,000
+ Buying Costs	\$1,200
+ Initial Improvements	\$3,000
= Initial Cash Invested	\$54,200
Square Feet	0

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	4.2
Operating Expense Ratio	36.8%
Cap Rate (Purchase Price)	14.4%
Cash on Cash Return	13.3%

Assumptions	
Appreciation Rate	3.0%
Vacancy Rate	5.0%
Income Inflation Rate	3.0%
Expense Inflation Rate	3.0%
LTV for Refinance	70.0%
Selling Costs	\$3,500

Income	Monthly	Annual
Gross Rent	\$1,000	\$12,000
Vacancy Loss	-\$50	-\$600
Operating Income	\$950	\$11,400

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (4%)	-\$33	-\$400
Insurance (7%)	-\$67	-\$800
Management Fees (9%)	-\$83	-\$1,000
Taxes (18%)	-\$167	-\$2,000
Operating Expenses (37%)	-\$350	-\$4,200

Net Performance	Monthly	Annual
Net Operating Income	\$600	\$7,200
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$600	\$7,200

Buy and Hold Projection

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Income	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Gross Rent	\$12,000	\$12,360	\$12,731	\$13,506	\$15,657	\$21,042	\$28,279
Vacancy Loss	-\$600	-\$618	-\$637	-\$675	-\$783	-\$1,052	-\$1,414
Operating Income	\$11,400	\$11,742	\$12,094	\$12,831	\$14,874	\$19,990	\$26,865

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Cleaning & Maintenance	-\$400	-\$412	-\$424	-\$450	-\$522	-\$701	-\$943
Insurance	-\$800	-\$824	-\$849	-\$900	-\$1,044	-\$1,403	-\$1,885
Management Fees	-\$1,000	-\$1,030	-\$1,061	-\$1,126	-\$1,305	-\$1,754	-\$2,357
Taxes	-\$2,000	-\$2,060	-\$2,122	-\$2,251	-\$2,610	-\$3,507	-\$4,713
Operating Expenses	-\$4,200	-\$4,326	-\$4,456	-\$4,727	-\$5,480	-\$7,365	-\$9,898

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$7,200	\$7,416	\$7,638	\$8,104	\$9,394	\$12,625	\$16,967
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
= Cash Flow	\$7,200	\$7,416	\$7,638	\$8,104	\$9,394	\$12,625	\$16,967
Cap Rate (Purchase Price)	14.4%	14.8%	15.3%	16.2%	18.8%	25.3%	33.9%
Cap Rate (Market Value)	14.0%	14.0%	14.0%	14.0%	14.0%	14.0%	14.0%
Cash on Cash Return	13.3%	13.7%	14.1%	15.0%	17.3%	23.3%	31.3%
Return on Equity	14.0%	14.0%	14.0%	14.0%	14.0%	14.0%	14.0%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$51,500	\$53,045	\$54,636	\$57,964	\$67,196	\$90,306	\$121,363
- Loan Balance	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
= Equity	\$51,500	\$53,045	\$54,636	\$57,964	\$67,196	\$90,306	\$121,363
Potential Cash-Out Refi	\$36,050	\$37,132	\$38,245	\$40,575	\$47,037	\$63,214	\$84,954

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$51,500	\$53,045	\$54,636	\$57,964	\$67,196	\$90,306	\$121,363
- Selling Costs	-\$3,605	-\$3,713	-\$3,825	-\$4,057	-\$4,704	-\$6,321	-\$8,495
= Proceeds After Sale	\$47,895	\$49,332	\$50,812	\$53,906	\$62,492	\$83,984	\$112,868
+ Cumulative Cash Flow	\$7,200	\$14,616	\$22,254	\$38,226	\$82,540	\$193,467	\$342,543
- Initial Cash Invested	-\$54,200	-\$54,200	-\$54,200	-\$54,200	-\$54,200	-\$54,200	-\$54,200
= Net Profit	\$895	\$9,748	\$18,866	\$37,932	\$90,832	\$223,251	\$401,211
Internal Rate of Return	1.7%	9.2%	11.8%	13.9%	15.5%	16.1%	16.2%
Return on Investment	2%	18%	35%	70%	168%	412%	740%

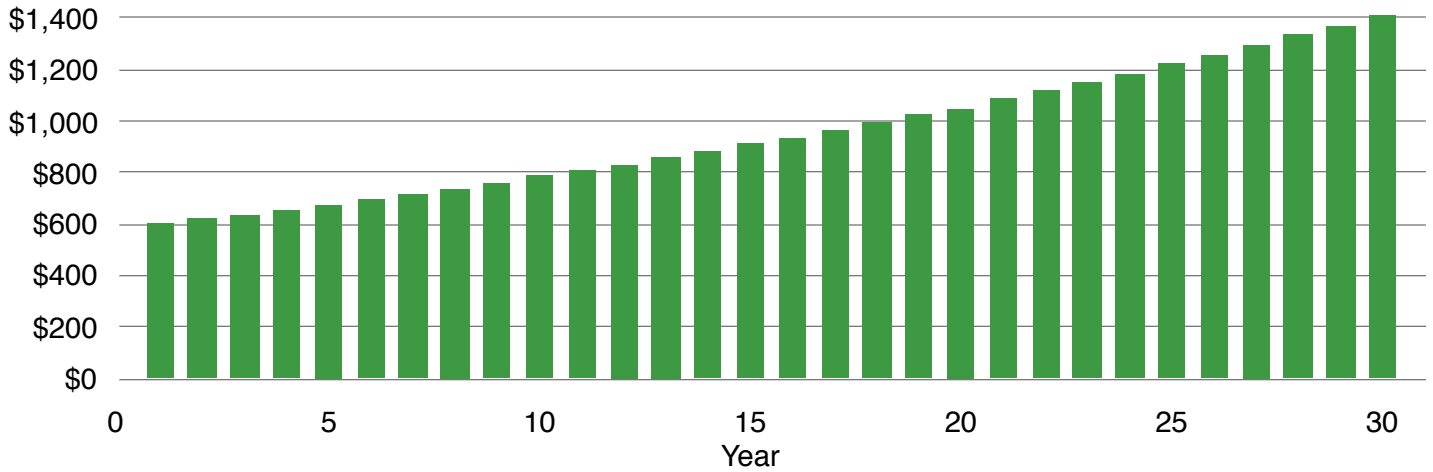
Graphs

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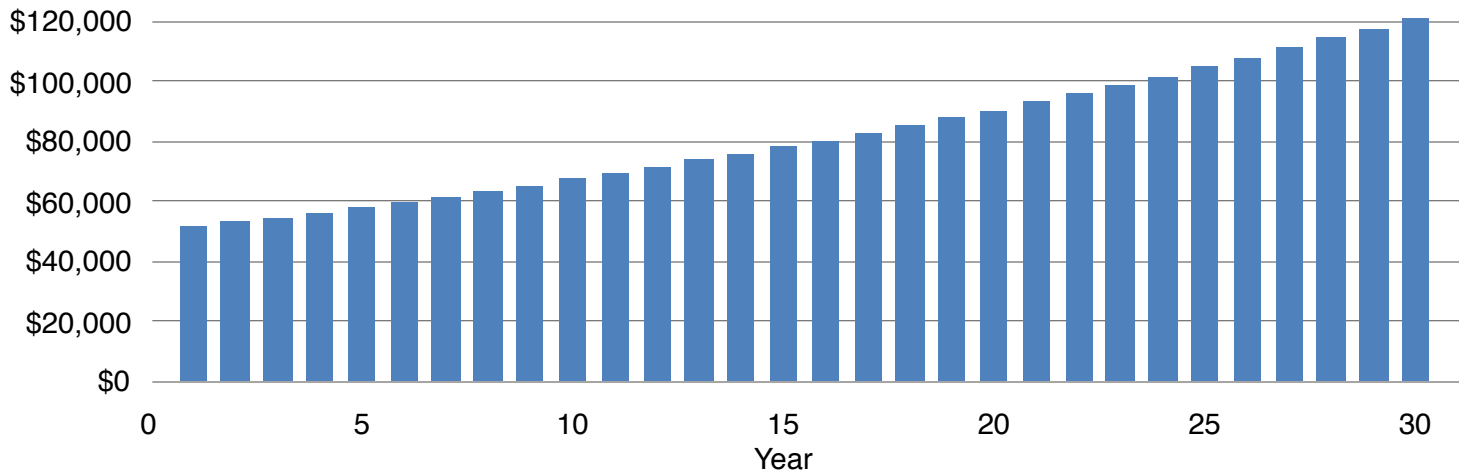
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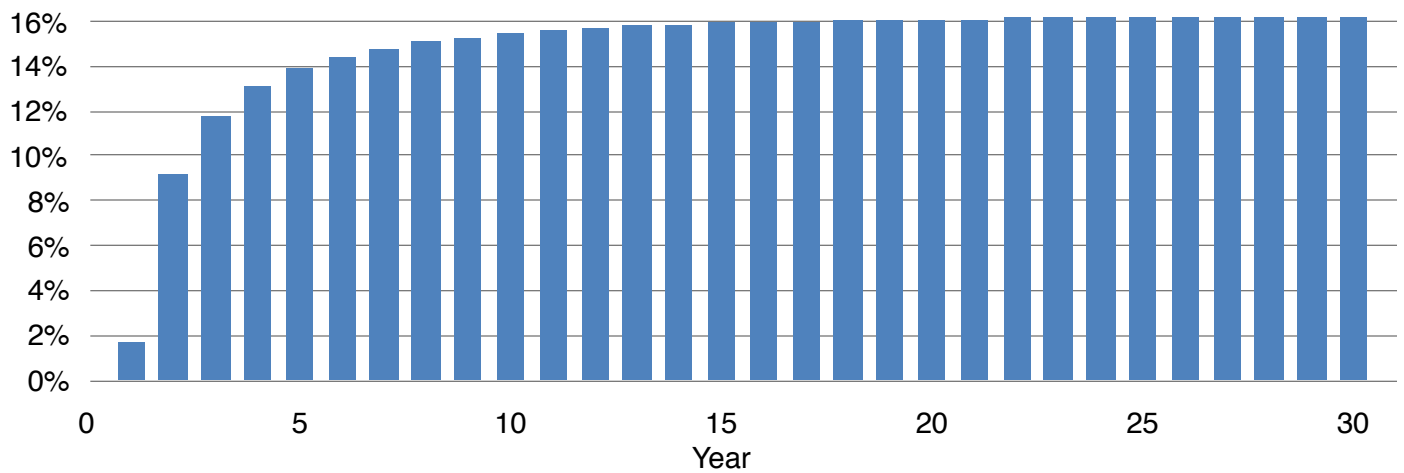
Monthly Cash Flow



Market Value



Internal Rate of Return (IRR)



Itemized Closing Costs

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Buying Costs

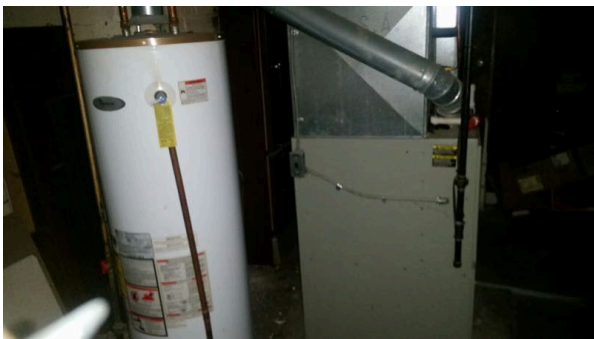
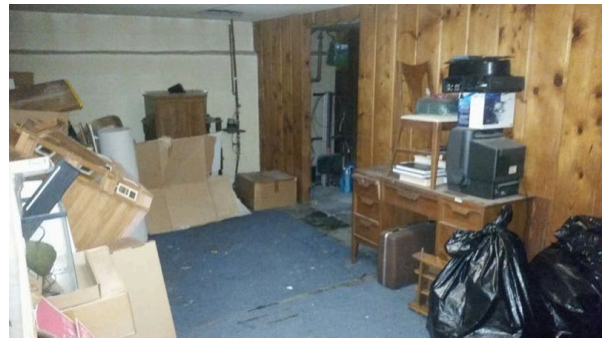
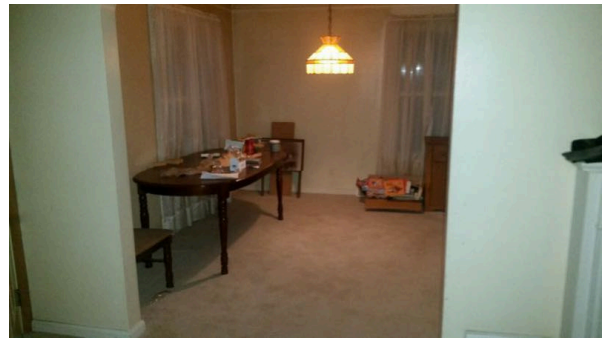
Title Insurance	\$1,200
Total	\$1,200

Photos

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