

**Address of Home to Evaluate**

9040 Riverdale Farms, Cordova, TN 38016

Rehab Loan	Price	Repairs	After Repair Value	Taxes/yr	Insur/yr	Prop Man/yr,	Loan Int Rate	Yrs Am	Low Rent	High Rent
Buy Price	\$166,900	\$6,000	\$190,000	\$2,211	\$720	\$1,512	3.50%	30	\$1,350	\$1,450

<b>VA FINANCING SCENARIO</b>	
Sales Price	\$166,900
Projected Rental Income	\$16,800
Less 6% vacancy	\$1,008
Annual Operating Income	\$15,792
<b>Annual Operating Expenses</b>	
Management at 9%	\$1,512
Annual Taxes	\$2,211
Yearly Maintenance Reserve	\$750
Insurance	\$720
Total Operating Expenses	\$5,193
<b>Property Performance Breakdown</b>	
Net Operating Income	\$10,599
Cash on Cash Return	6.35%
<b>Monthly Cash Flow (Buying w/Cash)</b>	
Mthly Payment (Tax+Insur+Prop Manage)	\$370
Cash Flow Range (Low)	\$980
Cash Flow Range (High)	\$1,080
<b>Performance If Using VA Vende Financing</b>	
Mthly Payment (PITI+Prop Manage)	\$1,082
Cash Flow Range (Low)	\$268
Cash Flow Range (High)	\$368
Cash on Cash Return	14.01%
<b>Value Indicators</b>	
Gross Rent Multiplier	9.93
Tax Appraisal	\$217,800
Price per Square Foot	\$63.24
Replacement Cost	\$237,510



**Property Details...**

Great investment home in the Cordova community. This home must go through a complete cosmetic overhaul including flooring, paint, service plumbing service the HVAC, blinds, rekey locks, etc to put home in a rent ready condition. Homes are hand picked to be on the best streets and neighborhoods for cash buyers. Call today for more details on how to get started with our "Turn-Key" system.

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 To get started, please contact...  
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Year Built	2000
Square Foot	2639
Type of Foreclosure	VA
Bedrooms	4
Bathrooms	3
Parking	2 car garage
Home Type	SF

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