

SINGLE FAMILY - POINCIANA

PROPERTY	
BEDROOMS	4
BATHS	2
SQFT	1600
GARAGE	2
YEAR BUILD	2020
ADDRESS	Poinciana
MARKET PRICE	\$230,000.00
OUR PRICE	\$215,000.00

	25% DOWN 4.0% FIXED	CASH
LOAN AMOUNT	\$161,250.00	\$0.00
PRINCIPAL & INTEREST	\$769.83	\$0.00
PROPERTY TAXES	\$268.75	\$268.75
INSURANCE	\$43.00	\$43.00
HOA	\$21.00	\$21.00
MANAGEMENT FEE	\$132.00	\$132.00
TOTAL PAYMENT	\$1,234.58	\$464.75
RENT RANGE	CASH FLOW+	CASH FLOW+
\$1,650.00	\$415.42	\$1,185.25
\$1,750.00	\$515.42	\$1,285.25



Disclaimer: There are no implied or expressed guarantees on the pro-forma. Real Estate investments are subject to risk and loss of capital. The Pro-forma numbers are projections based on historical data, but future performance cannot be guaranteed as markets and economies shift. Rents, property taxes, insurance, loan rates, maintenance and vacancy costs all vary depending on micro and macro-economic factors. Investors should perform their own due diligence to best forecast the potential performance of their rental properties.***All information is deemed to be reliable but is not guaranteed. Buyer must confirm all information to their satisfaction.

Some additional repairs may be required after the home inspection.

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