

# Investment Property Work Sheet

7/24/23

## 2240 Tangle

Asking Price \$250,000  
 % Change 100.0%

Purchase Price \$250,000  
 Commission 0.00% \$0  
 Bonus \$0  
**Sub Total \$250,000**

2021	HOA Dues	Lawn/Snow	Months Owned
\$9,174	\$0	\$100	8
Est. '22 Taxes \$9,633			
Est. '23 Taxes \$10,114			

Purchase Closing Expense \$1,200  
 Purchase Legal Expense \$650  
 Purchase Transfer Stamps \$750  
 Home Inspection \$525  
 Upgrades/Investment \$97,000  
 Property Taxes \$6,743  
 Utilities & Lawn/Snow \$1,600  
 Home Warranty \$625  
 Radon Mitigation \$1,250  
 Insurance \$1,200  
 Homeowners Dues \$0  
 Sale Legal Expense \$0  
 Survey \$465  
 Termite \$0  
 Sale Closing Expense \$2,700  
 Sale Transfer Stamps \$658  
 Staging \$0  
 Interest Expense \$22,595  
 Sales Commission 2.50% \$10,969  
**Total Cost Basis \$148,930**

<b>Cash Borrowed</b>	\$347,000
<b>Interest Rate</b>	9.50%
Month 1	\$2,747 \$2,747
Month 2	\$2,769 \$5,516
Month 3	\$2,791 \$8,307
Month 4	\$2,813 \$11,120
Month 5	\$2,835 \$13,955
Month 6	\$2,858 \$16,812
Month 7	\$2,880 \$19,692
Month 8	\$2,903 <b>\$22,595</b>
Month 9	\$2,926 \$25,521
Month 10	\$2,949 \$28,470
Month 11	\$2,972 \$31,443
Month 12	\$2,996 \$34,439

List Price 97.5% \$450,000  
**Sale Price \$438,750**  
**Net Profit \$39,820**

**Rate of Return 11.48%**  
**Annualized Rate of Return 18.64%**