

# REDMS - 17917 Mackay St ^J Detroit ^J MI 48212

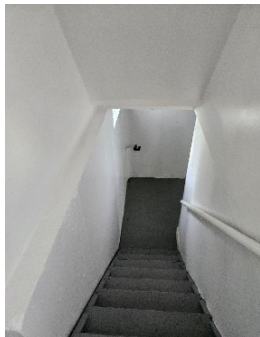
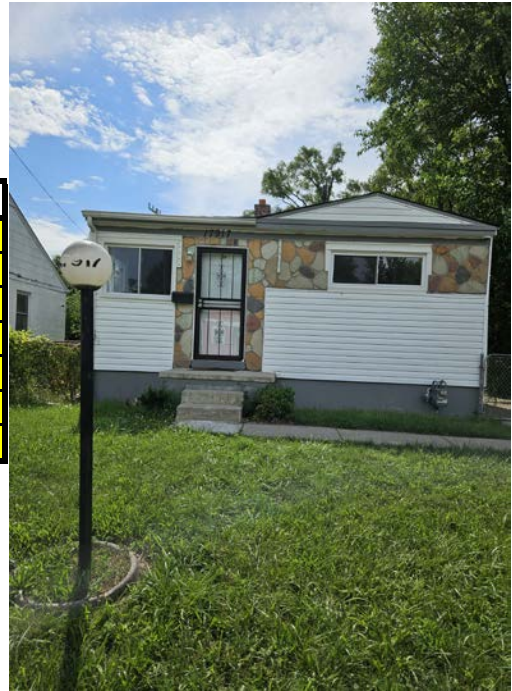
Address	<b>17917 Mackay St, Detroit, MI 48212</b>
Section 8 Monthly Rent	<b>\$866</b>
Sell to Retail Investor	<b>\$77,100</b>

Deal or No Deal? **DEAL**

\$	10,392	Annual Gross Rent
\$	(2,682)	Annual Cash Expenses before Taxes, Depreciation, Reserves and Finance Costs
<b>\$</b>	<b>7,710</b>	<b>Net Operating Income (NOI)</b>

**10.0%** Cap rate (traditional calculation)

Details	
Bedrooms	2
Bathrooms	1.00
Square Feet	744
Basement (Yes/No)	Yes
Lot Size	4,007
Year Built	1954
Stories	1.50



**REDMS - 17917 Mackay St ^J Detroit ^J MI 48212: Sale to Retail Investor**

<b>Current After Repair Value (ARV):</b>	\$ 77,100			<b>Property address:</b>	17917 Mackay St, Detroit, MI 48212					
<b>Rehab Costs:</b>	\$ -	0.00%	% of ARV	<b>Property Owner:</b>	17917 Mackay St, Detroit, MI 48212 LLC					
Purchase Price:	\$ 77,100	0%	Discount	<b>APN:</b>	9013308					
<b>Down Payment:</b>	\$ -	0.00%		<b>Use:</b>	SFR					
1st Mortgage Loan Amount:	\$ -	Yes	Yes or no	<b>Description:</b>	<b>Bedrooms</b>	<b>Bathrooms</b>	<b>Square feet</b>	<b>Lot Size</b>	<b>Year Built</b>	<b>Stories</b>
1st Mortgage Interest Rate:	7.50%	Amortized	Terms		2	1.00	744	4,007	1954	1.50
1st Mortgage Term (years):	30.00					0%	<b>LTV of ARV</b>			
1st Mortgage Upfront Points:	\$ -	0.00%								
<b>1st Mortgage Payment (PITI) &amp; PM:</b>		\$ 224								
Annual Insurance:	\$ 915	\$ 76	2.57%	of initial purchase price						
HOA:	\$ -	\$ -	\$ -	per month						
Property Management Fee:	\$ 1,039	\$ 87	10.0%	% of target rent						
Annual Property Tax:	\$ 728	\$ 61	0.94%	of purchase price						
<b>2nd Mortgage Loan Amount:</b>	\$ -	No								
2nd Mortgage Interest Rate:	0%		Terms			0%	<b>CLTV of ARV</b>			
2nd Mortgage Payment:		\$ -								
Holding Costs:	\$ -	-	# of months							
Tenant Acquisition Cost:	\$ -	-	# of months							
Reserves:	\$ 548	4	# of months							
<b>Purchase Investment:</b>	\$ 77,648									
Minimum Monthly Rental Income:	\$ 224	\$ 866	Target Rent							
Amount above/(under) minimum:	\$ 642	287.47%	% over monthly costs							
<b>Gross Monthly Payment</b>	\$ 866	1.12%	Monthly Rent to Purchase Price Ratio							
- Less Vacancy Rate Reserve:	\$ (25)	2.89%	Vacancy Rate							
- Less Maintenance and CAPEX Reserve:	\$ (25)	2.89%	Maintenance and CAPEX %							
<b>NET RENT</b>	\$ 816									
Annual Rent Increase:	5.00%			N/A		DSRC				
Annual Appreciation Rate:	2.00%				9.2%	ROI before Depreciation, Financing Costs, Reserves, and Taxes				
Annual Depreciation Rate:	3.64%				10.0%	Cap rate (traditional calculation)				
Marginal Tax Bracket:	21.00%				\$ 10,392	Annual Gross Rent				
<b>Total Investment:</b>	\$ 77,648				\$ (2,682)	Annual Cash Expenses before Taxes, Depreciation, Reserves and Finance Costs				
					\$ 7,710	Net Operating Income (NOI)				

**REDMS - 17917 Mackay St^J Detroit^J MI 48212: Sale to Retail Investor**

Year	Rental Income	Mortgage Payment	Property Costs	Mortgage Interest	Depreciation	Net Gain/(Loss)	Taxes	Net Cash before Taxes	Reserves	Return on Investment	Return on Equity	10% Property Value
1	\$ 10,392	\$ -	\$ 2,682	\$ -	\$ 2,103	\$ 5,607	\$ 1,178	\$ 7,710	\$ (600)	9.2%	10.0%	\$ 77,100
2	\$ 10,912	\$ -	\$ 2,816	\$ -	\$ 2,103	\$ 5,993	\$ 1,258	\$ 8,095	\$ (630)	9.6%	10.5%	\$ 80,955
3	\$ 11,457	\$ -	\$ 2,957	\$ -	\$ 2,103	\$ 6,398	\$ 1,343	\$ 8,500	\$ (662)	10.1%	11.0%	\$ 85,003
4	\$ 12,030	\$ -	\$ 3,105	\$ -	\$ 2,103	\$ 6,823	\$ 1,433	\$ 8,925	\$ (695)	10.6%	11.6%	\$ 89,253
5	\$ 12,632	\$ -	\$ 3,260	\$ -	\$ 2,103	\$ 7,269	\$ 1,526	\$ 9,372	\$ (729)	11.1%	12.2%	\$ 93,715
6	\$ 13,263	\$ -	\$ 3,423	\$ -	\$ 2,103	\$ 7,737	\$ 1,625	\$ 9,840	\$ (766)	11.7%	12.8%	\$ 98,401
7	\$ 13,926	\$ -	\$ 3,594	\$ -	\$ 2,103	\$ 8,229	\$ 1,728	\$ 10,332	\$ (804)	12.3%	13.4%	\$ 103,321
8	\$ 14,623	\$ -	\$ 3,774	\$ -	\$ 2,103	\$ 8,746	\$ 1,837	\$ 10,849	\$ (844)	12.9%	14.1%	\$ 108,487
9	\$ 15,354	\$ -	\$ 3,963	\$ -	\$ 2,103	\$ 9,288	\$ 1,951	\$ 11,391	\$ (886)	13.5%	14.8%	\$ 113,912
10	\$ 16,121	\$ 800	\$ 4,161	\$ -	\$ 2,103	\$ 9,858	\$ 2,070	\$ 11,161	\$ (931)	13.2%	14.5%	\$ 111,607
11	\$ 16,927	\$ -	\$ 4,369	\$ -	\$ 2,103	\$ 10,456	\$ 2,196	\$ 12,559	\$ (977)	14.9%	16.3%	\$ 125,588
12	\$ 17,774	\$ -	\$ 4,587	\$ -	\$ 2,103	\$ 11,084	\$ 2,328	\$ 13,187	\$ (1,026)	15.7%	17.1%	\$ 131,867
13	\$ 18,663	\$ -	\$ 4,817	\$ -	\$ 2,103	\$ 11,743	\$ 2,466	\$ 13,846	\$ (1,078)	16.4%	18.0%	\$ 138,460
14	\$ 19,596	\$ -	\$ 5,057	\$ -	\$ 2,103	\$ 12,436	\$ 2,611	\$ 14,538	\$ (1,131)	17.3%	18.9%	\$ 145,383
15	\$ 20,575	\$ -	\$ 5,310	\$ -	\$ 2,103	\$ 13,163	\$ 2,764	\$ 15,265	\$ (1,188)	18.1%	19.8%	\$ 152,653
16	\$ 21,604	\$ -	\$ 5,576	\$ -	\$ 2,103	\$ 13,926	\$ 2,924	\$ 16,029	\$ (1,247)	19.0%	20.8%	\$ 160,285
17	\$ 22,684	\$ -	\$ 5,854	\$ -	\$ 2,103	\$ 14,727	\$ 3,093	\$ 16,830	\$ (1,310)	20.0%	21.8%	\$ 168,299
18	\$ 23,819	\$ -	\$ 6,147	\$ -	\$ 2,103	\$ 15,569	\$ 3,269	\$ 17,671	\$ (1,375)	21.0%	22.9%	\$ 176,714
19	\$ 25,010	\$ -	\$ 6,455	\$ -	\$ 2,103	\$ 16,452	\$ 3,455	\$ 18,555	\$ (1,444)	22.0%	24.1%	\$ 185,550
20	\$ 26,260	\$ -	\$ 6,777	\$ -	\$ 2,103	\$ 17,380	\$ 3,650	\$ 19,483	\$ (1,516)	23.1%	25.3%	\$ 194,828
21	\$ 27,573	\$ -	\$ 7,116	\$ -	\$ 2,103	\$ 18,354	\$ 3,854	\$ 20,457	\$ (1,592)	24.3%	26.5%	\$ 204,569
22	\$ 28,952	\$ -	\$ 7,472	\$ -	\$ 2,103	\$ 19,377	\$ 4,069	\$ 21,480	\$ (1,672)	25.5%	27.9%	\$ 214,797
23	\$ 30,399	\$ -	\$ 7,846	\$ -	\$ 2,103	\$ 20,451	\$ 4,295	\$ 22,554	\$ (1,755)	26.8%	29.3%	\$ 225,537
24	\$ 31,919	\$ -	\$ 8,238	\$ -	\$ 2,103	\$ 21,579	\$ 4,532	\$ 23,681	\$ (1,843)	28.1%	30.7%	\$ 236,814
25	\$ 33,515	\$ -	\$ 8,650	\$ -	\$ 2,103	\$ 22,763	\$ 4,780	\$ 24,865	\$ (1,935)	29.5%	32.3%	\$ 248,655
26	\$ 35,191	\$ -	\$ 9,082	\$ -	\$ 2,103	\$ 24,006	\$ 5,041	\$ 26,109	\$ (2,032)	31.0%	33.9%	\$ 261,088
27	\$ 36,951	\$ -	\$ 9,536	\$ -	\$ 2,103	\$ 25,311	\$ 5,315	\$ 27,414	\$ (2,133)	32.6%	35.6%	\$ 274,142
28	\$ 38,798	\$ -	\$ 10,013	\$ -	\$ 1,051	\$ 27,734	\$ 5,824	\$ 28,785	\$ (2,240)	34.2%	37.3%	\$ 287,849
29	\$ 40,738	\$ -	\$ 10,514	\$ -	\$ -	\$ 30,224	\$ 6,347	\$ 30,224	\$ (2,352)	35.9%	39.2%	\$ 302,242
30	\$ 42,775	\$ -	\$ 11,040	\$ -	\$ -	\$ 31,735	\$ 6,664	\$ 31,735	\$ (2,470)	37.7%	41.2%	\$ 317,354
<b>Grand Totals</b>	<b>\$ 690,433</b>	<b>\$ 800</b>	<b>\$ 178,190</b>	<b>\$ -</b>	<b>\$ 57,825</b>	<b>\$ 454,418</b>	<b>\$ 95,428</b>	<b>\$ 511,443</b>	<b>\$ (39,863)</b>	<b>607.3%</b>	<b>663.4%</b>	<b>\$ 317,354</b>
							Initial Investment:	\$ 77,648				
							ROI:	\$ 511,443				
							Total Investment:	\$ 77,648				
							Total Return in Investment:	659%				
							<b>Average Annual Return:</b>	<b>21.96%</b>				