



## **Huxley**

Huxley  
Columbus, Ohio 43227

Presented by:

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**Cash Flow Links**

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## Overview

### Huxley

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#### Purchase Info

Square Feet	1,284
Purchase Price	\$91,000
Initial Cash Invested	\$23,650

#### Income Analysis

	Monthly	Annual
Net Operating Income	\$645	\$7,743
Cash Flow	\$191	\$2,294

#### Financial Metrics

Cap Rate (Purchase Price)	8.5%
Cash on Cash Return (Year 1)	9.7%
Internal Rate of Return (Year 10)	11.2%
Sale Price (Year 10)	\$91,000



100% turn key investment property. All new mechanicals- electrical, plumbing, ac, furnace and water heater.

Rented with property management in place. Start earning cash flow from the day you purchase this property.



# Purchase Analysis

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Purchase Info	
Purchase Price	\$91,000
- First Mortgage	-\$68,250
- Second Mortgage	-\$0
<b>= Downpayment</b>	<b>\$22,750</b>
+ Buying Costs	\$900
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$23,650</b>
Square Feet	1,284
Cost per Square Foot	\$71
Monthly Rent per Square Foot	\$0.74

Mortgages	First	Second
Loan-To-Cost Ratio	75%	0%
Loan-To-Value Ratio	75%	0%
Loan Amount	\$68,250	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	7%	
<b>Payment</b>	<b>\$454.07</b>	<b>\$0.00</b>

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	8.0
Operating Expense Ratio	28.5%
Debt Coverage Ratio	1.42
Cap Rate (Purchase Price)	8.5%
<b>Cash on Cash Return</b>	<b>9.7%</b>

Assumptions	
Appreciation Rate	0.0%
Vacancy Rate	5.0%
Income Inflation Rate	0.0%
Expense Inflation Rate	0.0%
LTV for Refinance	70.0%
Selling Costs	\$2,730

Income	Monthly	Annual
Gross Rent	\$950	\$11,400
Vacancy Loss	-\$48	-\$570
<b>Operating Income</b>	<b>\$902</b>	<b>\$10,830</b>

Expenses (% of Income)	Monthly	Annual
Insurance (6%)	-\$50	-\$600
Management Fees (6%)	-\$52	-\$624
Taxes (13%)	-\$114	-\$1,363
Maintenance (5%)	-\$42	-\$500
<b>Operating Expenses (29%)</b>	<b>-\$257</b>	<b>-\$3,087</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$645</b>	<b>\$7,743</b>
- Mortgage Payments	-\$454	-\$5,449
- Year 1 Improvements	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$191</b>	<b>\$2,294</b>

# Buy and Hold Projection

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Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
Gross Rent	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400
Vacancy Loss	-\$570	-\$570	-\$570	-\$570	-\$570	-\$570	-\$570
<b>Operating Income</b>	<b>\$10,830</b>	<b>\$10,830</b>	<b>\$10,830</b>	<b>\$10,830</b>	<b>\$10,830</b>	<b>\$10,830</b>	<b>\$10,830</b>

Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
Insurance	-\$600	-\$600	-\$600	-\$600	-\$600	-\$600	-\$600
Management Fees	-\$624	-\$624	-\$624	-\$624	-\$624	-\$624	-\$624
Taxes	-\$1,363	-\$1,363	-\$1,363	-\$1,363	-\$1,363	-\$1,363	-\$1,363
Maintenance	-\$500	-\$500	-\$500	-\$500	-\$500	-\$500	-\$500
<b>Operating Expenses</b>	<b>-\$3,087</b>	<b>-\$3,087</b>	<b>-\$3,087</b>	<b>-\$3,087</b>	<b>-\$3,087</b>	<b>-\$3,087</b>	<b>-\$3,087</b>

Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
<b>Net Operating Income</b>	<b>\$7,743</b>	<b>\$7,743</b>	<b>\$7,743</b>	<b>\$7,743</b>	<b>\$7,743</b>	<b>\$7,743</b>	<b>\$7,743</b>
- Mortgage Payments	-\$5,449	-\$5,449	-\$5,449	-\$5,449	-\$5,449	-\$5,449	-\$5,449
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$2,294</b>	<b>\$2,294</b>	<b>\$2,294</b>	<b>\$2,294</b>	<b>\$2,294</b>	<b>\$2,294</b>	<b>\$2,294</b>
Cap Rate (Purchase Price)	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%
Cap Rate (Market Value)	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%
<b>Cash on Cash Return</b>	<b>9.7%</b>	<b>9.7%</b>	<b>9.7%</b>	<b>9.7%</b>	<b>9.7%</b>	<b>9.7%</b>	<b>9.7%</b>
Return on Equity	9.8%	9.5%	9.2%	8.9%	8.6%	7.1%	5.7%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
Market Value	\$91,000	\$91,000	\$91,000	\$91,000	\$91,000	\$91,000	\$91,000
- Loan Balance	-\$67,557	-\$66,813	-\$66,016	-\$65,161	-\$64,245	-\$58,567	-\$50,517
<b>= Equity</b>	<b>\$23,443</b>	<b>\$24,187</b>	<b>\$24,984</b>	<b>\$25,839</b>	<b>\$26,755</b>	<b>\$32,433</b>	<b>\$40,483</b>
Loan-to-Value Ratio	74.2%	73.4%	72.5%	71.6%	70.6%	64.4%	55.5%
Potential Cash-Out Refi	-\$3,857	-\$3,113	-\$2,316	-\$1,461	-\$545	\$5,133	\$13,183

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
Equity	\$23,443	\$24,187	\$24,984	\$25,839	\$26,755	\$32,433	\$40,483
- Selling Costs	-\$2,730	-\$2,730	-\$2,730	-\$2,730	-\$2,730	-\$2,730	-\$2,730
<b>= Proceeds After Sale</b>	<b>\$20,713</b>	<b>\$21,457</b>	<b>\$22,254</b>	<b>\$23,109</b>	<b>\$24,025</b>	<b>\$29,703</b>	<b>\$37,753</b>
+ Cumulative Cash Flow	\$2,294	\$4,588	\$6,882	\$9,177	\$11,471	\$22,942	\$34,412
- Initial Cash Invested	-\$23,650	-\$23,650	-\$23,650	-\$23,650	-\$23,650	-\$23,650	-\$23,650
<b>= Net Profit</b>	<b>-\$643</b>	<b>\$2,395</b>	<b>\$5,486</b>	<b>\$8,635</b>	<b>\$11,846</b>	<b>\$28,995</b>	<b>\$48,515</b>
<b>Internal Rate of Return</b>	<b>-2.7%</b>	<b>5.2%</b>	<b>7.9%</b>	<b>9.2%</b>	<b>10.0%</b>	<b>11.2%</b>	<b>11.4%</b>
Return on Investment	-3%	10%	23%	37%	50%	123%	205%

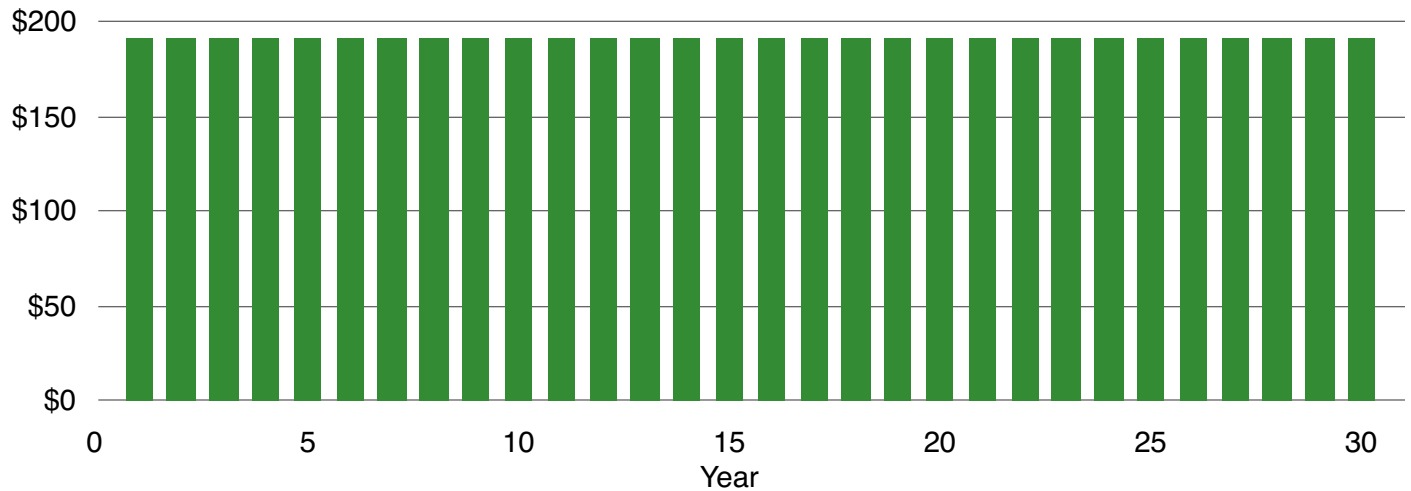
## Graphs

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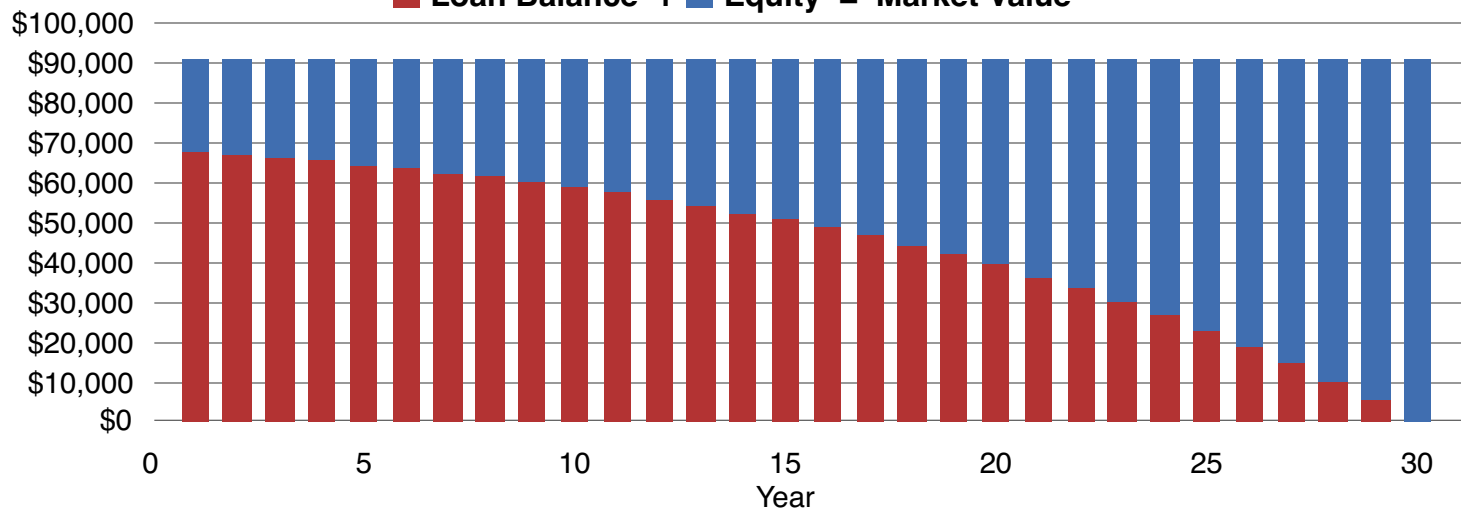


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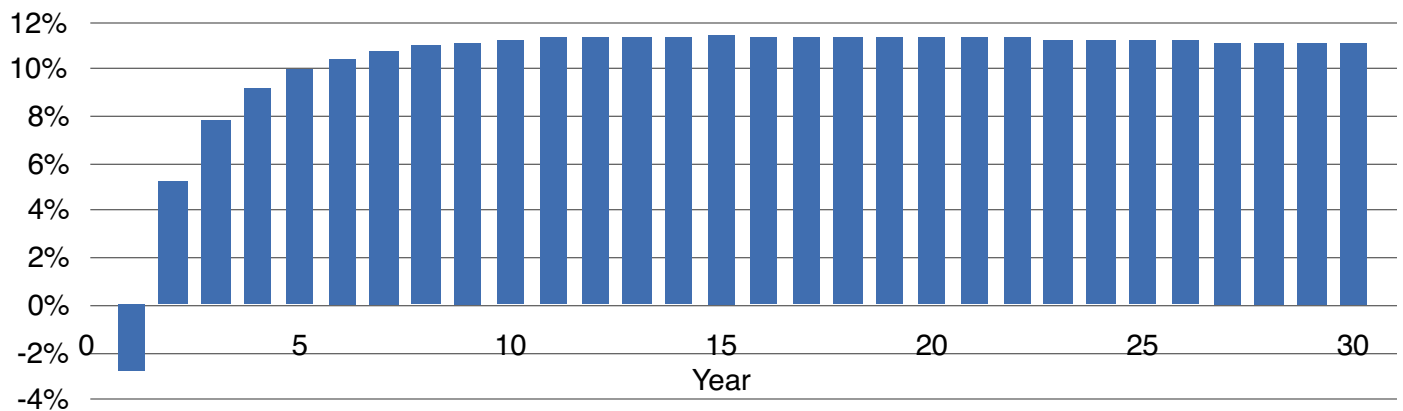
### Monthly Cash Flow



■ Loan Balance + ■ Equity = Market Value



### Internal Rate of Return (IRR)





## Photos

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