



Be the Confident Investor

Property Information

Negotiated Price	123000
Down Payment	12300
Mortgage Amount	110700
Interest Rate(%)	6.67
Loan Term	30
Appreciation(%)	3
Rental Income	2000
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Total Mortgage Pmt	\$712.12

Expenses

Vacancy Rate	8 (%)	160
Maintenance	5 (%)	100
Utilities	5 (%)	100
Property Mgt	7 (%)	140
Other	20 (%)	400
Property Tax	1 (%)	102.5
Insurance	1 (%)	102.5
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Total Expenses		\$1105

Cash Flow Analysis

Rental Income	2000
Total Mortgage Pmt	712.12
Total Expenses	1105
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Monthly Cash Flow	\$182.87

Comments

November 2008 - 3 bedroom condo, Long Beach CA

Reduced Asking by \$10,000

Decreased PM to 7%

Increased Other to 20% for HOA fees