

## Property Summary

Charlotte Metro - Sale Leaseback  
Stallings,, NC 28104  
Built in 2000 - 4 bedroom, 2 bath

### General Information

Square Feet	2,335
Purchase Price	\$391,339
Initial Market Value	\$440,000
Downpayment	\$97,835
Closing Costs	\$18,589
<b>Initial Cash Invested</b>	<b>\$116,423</b>

Income & Expenses	Monthly	Annual
Gross Rent	\$2,650	\$31,800
Vacancy Losses	\$212	\$2,544
<b>Operating Income</b>	<b>\$2,438</b>	<b>\$29,256</b>
<b>Operating Expenses</b>	<b>\$459</b>	<b>\$5,503</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$1,979</b>	<b>\$23,753</b>
- Mortgage Payments	\$1,855	\$22,262
<b>= Cash Flow</b>	<b>\$124</b>	<b>\$1,491</b>
+ Principal Reduction	\$273	\$3,281
+ First-Year Appreciation	\$6,255	\$75,061
<b>= Gross Equity Income</b>	<b>\$6,653</b>	<b>\$79,832</b>



### Financial Indicators

Capitalization Rate	6.1%
Cash on Cash Return	1%
<b>Total Return on Investment</b>	<b>69%</b>

### Assumptions

Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	0%

### Comments

This is a Sale Leaseback for 24 months with rent set at

\*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.