

House Purchase Property Investment Analysis \$400K - \$500k with 25% Down Payment

Purchase Price	\$ 400,000	\$ 420,000	\$ 440,000	\$ 460,000	\$ 480,000	\$ 500,000
Down Payment (25%)	100,000	105,000	110,000	115,000	120,000	125,000
Mortgage	\$300,000	\$315,000	\$330,000	\$345,000	\$360,000	\$375,000
Estimated Monthly Expenses						
Mortgage Payment (Based on 3 year fixed at 2.14% interest rate)	\$ 1,300	\$ 1,375	\$ 1,425	\$ 1,500	\$ 1,550	\$ 1,650
Property Tax	200	200	200	200	200	200
Rental Insurance	100	100	100	100	100	100
1/2 Month Leasing Fee + 10% Property Management Fee	283	283	283	283	283	283
	\$ 1,883	\$ 1,958	\$ 2,008	\$ 2,083	\$ 2,133	\$ 2,233
Assumption of Monthly Rent	2,000	2,000	2,000	2,000	2,000	2,000
Estimated Monthly Income/(Loss)	\$ 117	\$ 42	\$ (8)	\$ (83)	\$ (133)	\$ (233)

	(1/2 Month Leasing Fee + 10% Management Fee)									
Monthly Rent Scenario	1500	2000	2500	3000	3500	4000	4500	5000	5500	6000
Leasing Fee for Each New Tenant (1/2 Month's Rent)	750	1000	1250	1500	1750	2000	2250	2500	2750	3000
10% Monthly Management Fee (Minimum \$125 per month)	150	200	250	300	350	400	450	500	550	600
TOTAL Annual Fee	\$2,550	\$3,400	\$4,250	\$5,100	\$5,950	\$6,800	\$7,650	\$8,500	\$9,350	\$10,200
Annual Revenue After Fee Deduction	\$15,450	\$20,600	\$25,750	\$30,900	\$36,050	\$41,200	\$46,350	\$51,500	\$56,650	\$61,800
Monthly Revenue After Fee Deduction	\$1,288	\$1,717	\$2,146	\$2,575	\$3,004	\$3,433	\$3,863	\$4,292	\$4,721	\$5,150

