

One Bedroom 464 Sq.Ft

Sage Prestige Suite 607	
PURCHASE PRICE	\$240,990.00
DOWN PAYMENT	\$48,198.00
MONTHLY RENT	\$1,365.00
YEARLY RENT	\$16,380.00
MORTGAGE PER YEAR	\$9,120.00
PROPERTY TAXES	\$3,300.00
MAINTENANCE PER YEAR	\$1,392.00
TOTAL EXPENSES	\$13,812.00
NET CASH FLOW	\$2,568.00
PRINCIPLE PAID DOWN	\$4,380.00
CAPITAL APPRECIATION (6%)	\$14,460.00
TOTAL YEARLY INCOME	\$21,408.00
TOTAL ANNUAL ROI	44.41%

Two bedroom 715 Sq.Ft.

Sage Prestige Suite 718	
PURCHASE PRICE	\$344,990.00
DOWN PAYMENT	\$68,998.00
MONTHLY RENT	\$1,805.00
YEARLY RENT	\$21,660.00
MORTGAGE PER YEAR	\$13,050.00
PROPERTY TAXES	\$4,830.00
MAINTENANCE PER YEAR	\$2,145.00
TOTAL EXPENSES	\$20,025.00
NET CASH FLOW	\$1,635.00
PRINCIPLE PAID DOWN	\$6,270.00
CAPITAL APPRECIATION (6%)	\$20,700.00
TOTAL YEARLY INCOME	\$28,605.00
TOTAL ANNUAL ROI	41.45%