



THISTLEWOOD APARTMENTS – Clarksville, Tennessee
(40 miles from Nashville)-Home of Ft Campbell, Ky – 2nd largest military base in the US
6 Four-Plex Units Available – All new (built 2010 –present)
3 Fully Occupied, 3 under construction with applicants waiting
Rental Income and Maintenance/Repairs Guaranteed 1st year!

YEAR ONE NUMBERS WITH GUARANTEED INCOME AND MTNC/REPAIRS			FOLLOWING YEARS NUMBERS WITH 5% VACANCY and 5% MTNC/REPAIRS		
Income-Rent @ \$950/unitx4 3800/month		\$45,600	Income-Rent @ \$950/unitx4 3800/month		\$45,600
Taxes		\$5000	Taxes		\$5000
Insurance		\$1200	Insurance		\$1200
Management 6%		\$2736	Management 6%		\$2736
Vacancy allowance Guaranteed income 1 st year	0%	\$0	Vacancy Allowance	5%	\$2280
Maintenance allowance Guaranteed for 1 st year	0%	\$0	Maintenance Allowance	5%	\$2280
Total Annual Holding Costs		\$8936	Total Annual Holding Costs		\$13496
Sales Price	\$400,000		Sales Price	\$400,000	
Down payment 20%	\$80,000		Down payment 20%	\$80,000	
Amount financed	\$320,000		Amount financed	\$320,000	
Financing costs (6% interest, 30 year Amortization)		\$23,028	Financing costs (6% interest, 30 year Amortization)		\$23,028
Total Costs-Annual Hold and Financing		\$31,964	Total Costs-Annual Hold and Financing		\$36524
Net Income After Expenses		\$13,636	Net Income After Expenses		\$9076
ROI (Cash-on-Cash Return on Investment)		17%	ROI (Cash-on-Cash Return on Investment)		11%

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