

428 Calument Financials		
Rent	\$850	Below Market
Vacancy	(\$136)	16% vacancy
Tax	(\$126)	x2 current taxes
Ins	(\$42)	Going rate
Mgmt	\$0	Self Managed
Repairs	\$0	Repairs Completed
Monthly Cash Flow	\$546	
Purchase	\$20,000	
Repairs	\$21,000	Bid in hand
Cash In	\$41,000	
NOI	\$6,552	
Cash on Cash Return	15.98%	\$41k/\$6552