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# 2524 Bonnie Lane

Lewisville, TX 75056

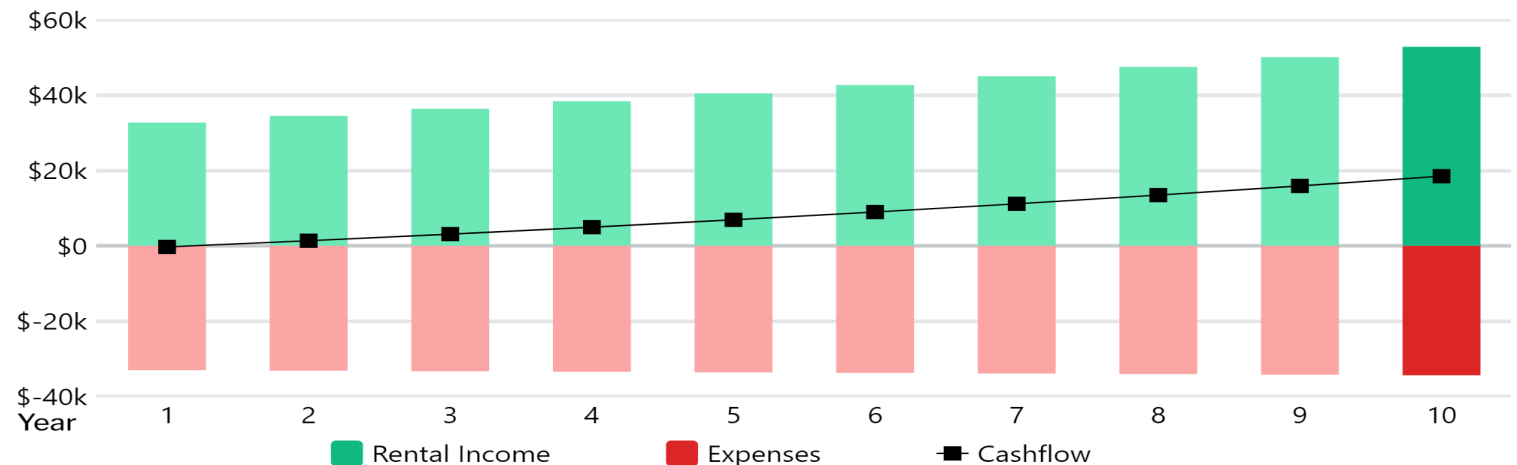
MONTHLY Cash Flow	Year 1
Rental Income:	\$2,727
Expenses:	\$2,751
Year 1 MONTHLY Cash Flow:	-\$24

Cumulative Cash Flow Through	Year 10
Rental Income:	\$420,742
Expenses:	\$336,665
Year 10 CUMULATIVE Cash Flow:	\$84,077

**Cumulative Cash on Cash Return 82.3%**

## Estimated Annual Cash Flow

Cash Flow Details	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Rental Income	\$32,724	\$34,514	\$36,402	\$38,393	\$40,493	\$42,708	\$45,044	\$47,508	\$50,107	\$52,848
<b>Expenses</b>										
Principal & Interest	\$22,969	\$22,969	\$22,969	\$22,969	\$22,969	\$22,969	\$22,969	\$22,969	\$22,969	\$22,969
Property Tax / Ins.	\$8,214	\$8,353	\$8,494	\$8,639	\$8,786	\$8,937	\$9,090	\$9,246	\$9,406	\$9,568
Maint. & Repairs	\$1,824	\$1,824	\$1,824	\$1,824	\$1,824	\$1,824	\$1,824	\$1,824	\$1,824	\$1,824
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$33,007</b>	<b>\$33,146</b>	<b>\$33,288</b>	<b>\$33,432</b>	<b>\$33,579</b>	<b>\$33,730</b>	<b>\$33,883</b>	<b>\$34,039</b>	<b>\$34,199</b>	<b>\$34,362</b>
<b>Total Cash Flow</b>	<b>-\$283</b>	<b>\$1,368</b>	<b>\$3,114</b>	<b>\$4,961</b>	<b>\$6,914</b>	<b>\$8,978</b>	<b>\$11,161</b>	<b>\$13,469</b>	<b>\$15,908</b>	<b>\$18,486</b>
<b>Cash on Cash Return</b>	<b>-0.3%</b>	<b>1.3%</b>	<b>3.0%</b>	<b>4.9%</b>	<b>6.8%</b>	<b>8.8%</b>	<b>10.9%</b>	<b>13.2%</b>	<b>15.6%</b>	<b>18.1%</b>



<b>Appreciation Gain</b>	<b>\$168,909</b>
Starting Home Value:	\$365,000
Historical Appreciation(Avg./ Yr):	3.88%
Estimated Value After 10	\$533,909

<b>Amortization Gain</b>	<b>\$36,149</b>
Original Loan Amount:	\$273,750
Remaining Principal Balance:	\$237,601

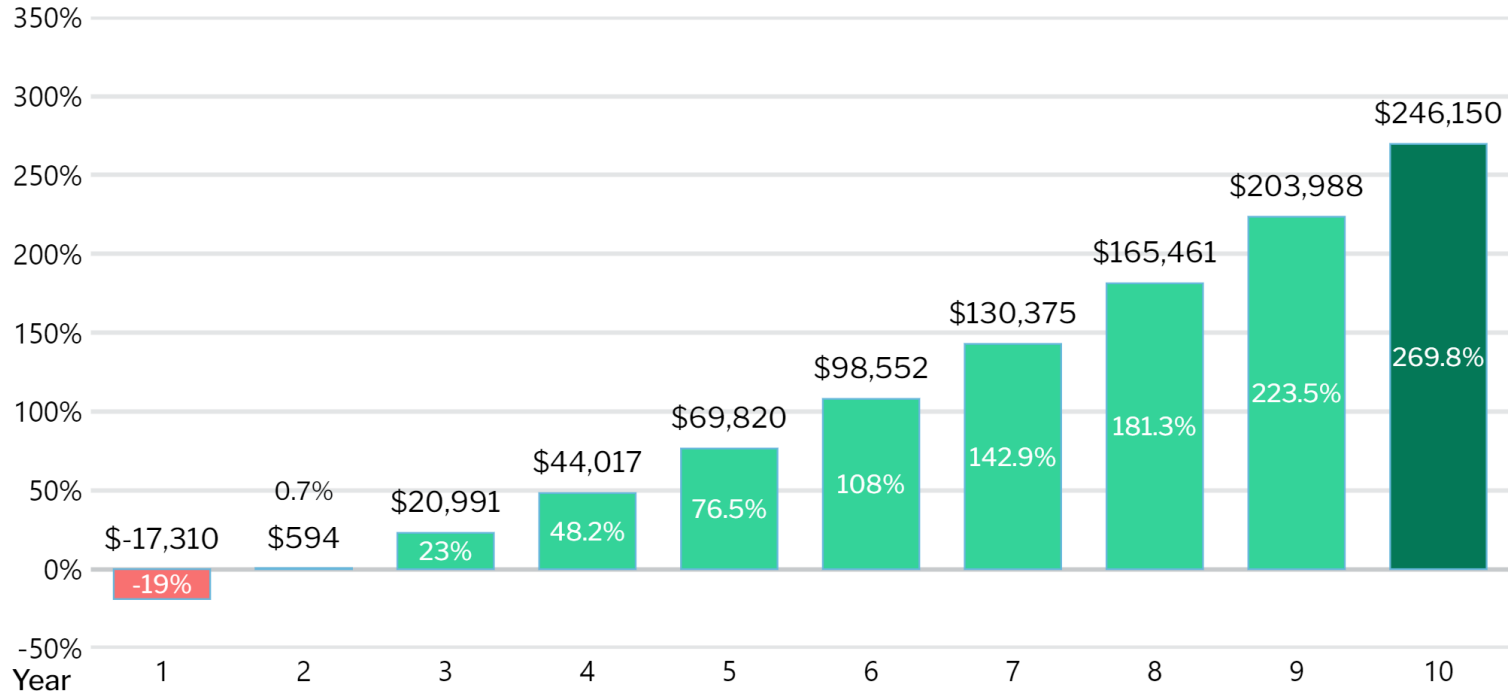
<b>Interest Rate</b>	<b>APR</b>
7.5%	7.661%

<b>Annual Rental Increase</b>
5.47%

## Total Return on Investment

Rental Income	\$420,742
Appreciation	\$168,909
<b>Gross Revenue</b>	<b>\$589,651</b>
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Expenses	-\$343,501
<i>Int. + Prop. Tax + Ins. + Repairs + Closing Costs to Buy &amp; Sell + Fees</i>	
<b>Profit</b>	<b>\$246,150</b>
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Investment	\$91,250
<i>Down Payment + Renovation Costs</i>	
<b>Return on Investment</b>	<b>269.8%</b>
Average Annual Compounded Return	<b>14.0%</b>

### Annual Total Return on Investment



Not an offer for credit. Full application, credit, income, and asset documentation are required for underwriting approval.

Loan, monthly payment and costs, and ROI scenarios used for informational purposes only and may not be specific to your situation. Rates expressed may not be available at this time, ROI subject to change. This document should not be construed as financial, investment or mortgage advice or a commitment to lend. Your results may vary. There are no guarantees, promises, representations and/or assurances concerning the level of accuracy you may experience. For actual and current terms and rate information, please contact your lender directly. *APR of 7.661% assumes a 7.5% simple fixed interest rate assuming \$10,950 in fees included in APR. Monthly principal and interest payment based on a fully amortizing fixed interest loan of \$273,750 with 360 monthly payments at the assumed simple interest rate (Current as of 5/2/2024). \*Lender is not a tax consultation firm. Please seek advice from a tax professional. MLS Data provided by Listing Booster. Monthly expenses may or may not include condominium or HOA fees, if applicable: your payment may be greater.*