



6401 Woodthrush Drive, Charlotte NC 28227

Property Value: \$94,000
 Purchase Price: \$87,900
 Currently Rented for: \$875.00
 Principle & Interest:\$416.64
 Property Tax Cost:\$94.25
 Insurance Cost: \$35.00
 Property Management: \$87.50
 Total Mo'ly Costs:\$633.39

Instant Equity: \$6,100
Potential Mo'ly
Cash Flow: \$241.61
 *Based on 25% down & 7% Interest

5 Year Appreciation Projection

*Numbers based on an annual increase in value of only 8% and are compounded based on the previous years value.

Property Value is \$94,000 as of March, 2010

Potential Value YEAR 1: \$101,520

Potential Value YEAR 2: \$109,641

Potential Value YEAR 3: \$118,412

Potential Value YEAR 4: \$127,885

Potential Value YEAR 5: \$138,116

Your Total Potential
Equity in 5 Years \$50,226.84

Property Stats

Bedrooms: 3

Bath: 1.5

Sq Ft: 985

Lot Size: .417 +/- acres

Year Built: 1983

