

### Area Rental Return Analysis

Area	San Diego	Riverside	Atlanta	Raleigh	Indy	Milwaukee	Nashville	Philly	Las Vegas
Purchase	\$569,900	\$95,000	\$112,000	\$220,000	\$50,000	\$ 85,000	\$250,000	\$85,000	\$245,000
CAP Rate	4%	9%	7.10%	7.50%	17%	18%	8.20%	10.10%	7.80%
Cash-on-Cash (25% down)	-2.70%	14.70%	7.10%	9.90%	43.0%	39.5%	10.80%	14.60%	8.20%
Annual Cash Flow	\$ (4,000)	\$ 3,986	\$ 2,675	\$ 6,200	\$ 6,291	\$ 11,370	\$ 8,714	\$ 3,612	\$ 5,019
10 Year Cash (no rent increases)	\$ (40,000)	\$39,860	\$ 26,750	\$ 62,000	\$62,910	\$113,700	\$ 87,140	\$36,120	\$ 50,190
10 Year loan paydown	\$ 83,348	\$13,894	\$ 16,380	\$ 32,175	\$ 7,313	\$ 12,431	\$ 36,563	\$12,431	\$ 35,831
10 Year Cash + Equity Paydown	\$ 43,348	\$53,754	\$ 43,130	\$ 94,175	\$70,223	\$126,131	\$123,703	\$48,551	\$ 86,021
10 Year ROI (25% down)	30%	226%	154%	171%	562%	594%	198%	228%	140%
San Diego Excess 10 year Appreciation to Match Return		57%	39%	43%	140%	148%	49%	57%	35%
Notes									
1- This is a simplified table. It does not factor in rental appreciation, depreciation tax benefits, or transactional costs at time of sale.									
2 - Examples are real transactions in each area over the last 6 months.									
3 - Assumes 25% down, 4.75% interest rate, and 8% management fee.									
4 - Differences in closing costs, tax rates and repairs needed on each building were factored in.									
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