

3342 Conviser Dr

Investment Property - Buy & Hold

3342 Conviser Dr, Nashville, TN 37207
Townhouse · 3 Beds · 3.5 Baths · 1,808 Sq.Ft.

\$ 457,769 Purchase Price · \$ 457,769 ARV
\$ 146,486 Cash Needed · \$ 154/mo Cash Flow · 5.2% Cap Rate · 1.3% COC

Prepared by:



**the peak
group**



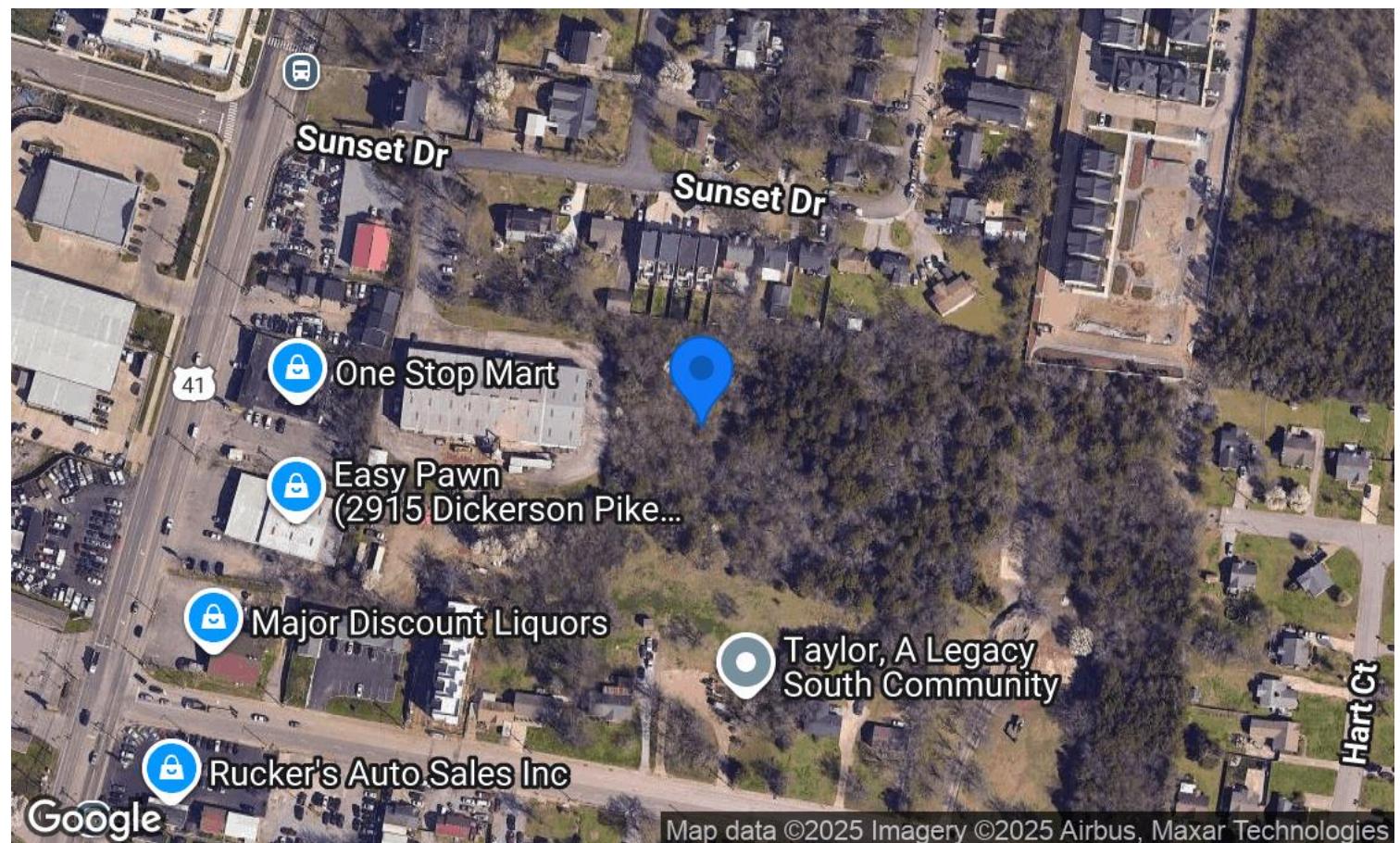
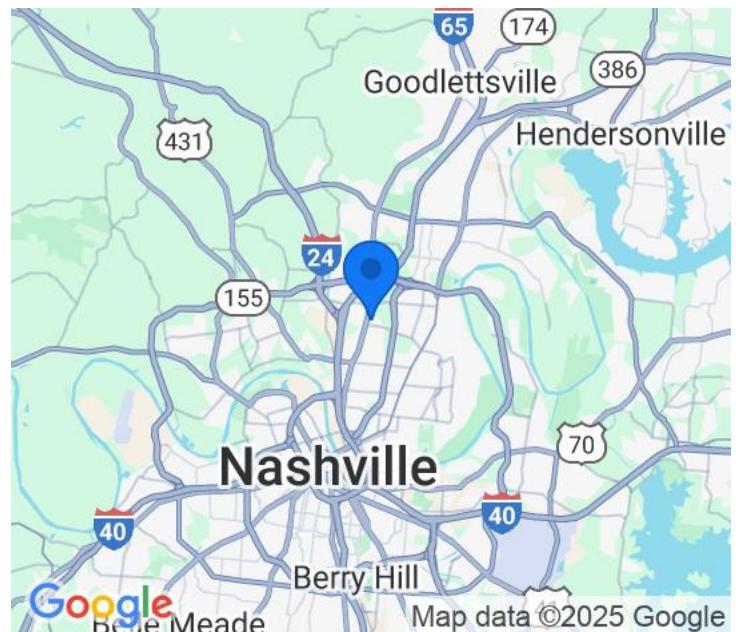
Property Description

ADDRESS

3342 Conviser Dr
Nashville, TN 37207

DESCRIPTION

Property Type: Townhouse
Beds / Baths: 3 BR / 3.5 BA
Square Footage: 1,808
Year Built: 2025
Parking: Garage



Purchase Analysis & Returns

PURCHASE & REHAB

Purchase Price:	\$ 457,769
Amount Financed:	\$ 343,327
Down Payment:	= \$ 114,442
Purchase Costs:	+ \$ 32,044
Rehab Costs:	+ \$ 0
Total Cash Needed:	= \$ 146,486
After Repair Value:	\$ 457,769
ARV Per Square Foot:	\$ 253.2
Price Per Square Foot:	\$ 253.2

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	5.2% / 5.2%
Cash on Cash Return:	1.3%
Return on Equity:	1.4%
Return on Investment:	-23.9%
Internal Rate of Return:	-23.9%
Rent to Value:	0.7%
Gross Rent Multiplier:	12.72
Equity Multiple:	0.76
Break Even Ratio:	89.9%
Debt Coverage Ratio:	1.08
Debt Yield:	7%

PURCHASE COSTS

Total (7% of Price):	\$ 32,044
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FINANCING (PURCHASE)

Loan Type:	Amortizing, 30 Year
Interest Rate:	4.99%
Financing Of:	Price (75%)
Loan Amount:	\$ 343,327
LTC / LTV:	75% / 75%
Loan Payment:	\$ 1,841 Per Month
	\$ 22,091 Per Year

ASSUMPTIONS & PROJECTIONS

Rehab Cost Overrun:	0%
Vacancy Rate:	5%
Appreciation:	3% Per Year
Income Increase:	3% Per Year
Expense Increase:	3% Per Year
Selling Costs:	5% of Sales Price
Depreciation Period:	27.5 Years
Land Value:	\$ 0

REHAB COSTS

Rehab Costs:	\$ 0
Cost Overrun (0%):	\$ 0
Total:	\$ 0
Total Per Square Foot:	\$ 0

Cash Flow (Year 1)

		Monthly	Yearly
CASH FLOW			
Gross Rent:		\$ 3,000	\$ 36,000
Vacancy (5%):	-	\$ 150	\$ 1,800
Other Income:	+	\$ 0	\$ 0
Operating Income:	=	\$ 2,850	\$ 34,200
Operating Expenses (30%):	-	\$ 855	\$ 10,259
Net Operating Income:	=	\$ 1,995	\$ 23,941
Loan Payments:	-	\$ 1,841	\$ 22,091
Cash Flow:	=	\$ 154	\$ 1,850
OTHER INCOME			
Total:		\$ 0	\$ 0
OPERATING EXPENSES			
Property Taxes:		\$ 240	\$ 2,879
Insurance:		\$ 25	\$ 300
Property Management:		\$ 240	\$ 2,880
Maintenance:		\$ 150	\$ 1,800
Capital Expenditures:		\$ 0	\$ 0
HOA Fees:		\$ 200	\$ 2,400
Utilities:		\$ 0	\$ 0
Landscaping:		\$ 0	\$ 0
Accounting & Legal Fees:		\$ 0	\$ 0
Total:		\$ 855	\$ 10,259

Buy & Hold Projections

APPRECIATION 3% Per Year	INCOME INCREASE 3% Per Year		EXPENSE INCREASES 3% Per Year		SELLING COSTS 5% of Price	
	Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
RENTAL INCOME						
Gross Rent:	\$ 36,000	\$ 38,192	\$ 40,518	\$ 46,972	\$ 63,126	\$ 84,836
Vacancy:	- \$ 1,800	- \$ 1,910	- \$ 2,026	- \$ 2,349	- \$ 3,156	- \$ 4,242
Vacancy Rate:	5%	5%	5%	5%	5%	5%
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Operating Income:	= \$ 34,200	= \$ 36,282	= \$ 38,492	= \$ 44,623	= \$ 59,970	= \$ 80,594
Income Increase:	3%	3%	3%	3%	3%	3%
OPERATING EXPENSES						
Property Taxes:	\$ 2,879	\$ 3,055	\$ 3,241	\$ 3,757	\$ 5,049	\$ 6,785
Insurance:	+ \$ 300	+ \$ 318	+ \$ 338	+ \$ 391	+ \$ 526	+ \$ 707
Property Management:	+ \$ 2,880	+ \$ 3,055	+ \$ 3,241	+ \$ 3,758	+ \$ 5,050	+ \$ 6,787
Maintenance:	+ \$ 1,800	+ \$ 1,910	+ \$ 2,026	+ \$ 2,349	+ \$ 3,156	+ \$ 4,242
Capital Expenditures:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
HOA Fees:	+ \$ 2,400	+ \$ 2,546	+ \$ 2,701	+ \$ 3,131	+ \$ 4,208	+ \$ 5,656
Utilities:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Landscaping:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Accounting & Legal Fees:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Operating Expenses:	= \$ 10,259	= \$ 10,884	= \$ 11,547	= \$ 13,386	= \$ 17,989	= \$ 24,177
Expense Increase:	3%	3%	3%	3%	3%	3%
CASH FLOW						
Operating Income:	\$ 34,200	\$ 36,282	\$ 38,492	\$ 44,623	\$ 59,970	\$ 80,594
Operating Expenses:	- \$ 10,259	- \$ 10,884	- \$ 11,547	- \$ 13,386	- \$ 17,989	- \$ 24,177
Expense Ratio:	30%	30%	30%	30%	30%	30%
Net Operating Income:	= \$ 23,941	= \$ 25,398	= \$ 26,945	= \$ 31,237	= \$ 41,981	= \$ 56,417
Loan Payments:	- \$ 22,091	- \$ 22,091	- \$ 22,091	- \$ 22,091	- \$ 22,091	- \$ 22,091
Cash Flow:	= \$ 1,850	= \$ 3,307	= \$ 4,854	= \$ 9,146	= \$ 19,890	= \$ 34,326
TAX BENEFITS & DEDUCTIONS						
Operating Expenses:	\$ 10,259	\$ 10,884	\$ 11,547	\$ 13,386	\$ 17,989	\$ 24,177
Loan Interest:	+ \$ 17,017	+ \$ 16,486	+ \$ 15,899	+ \$ 14,148	+ \$ 9,021	+ \$ 586
Depreciation:	+ \$ 17,811	+ \$ 17,811	+ \$ 17,811	+ \$ 17,811	+ \$ 17,811	+ \$ 0
Total Deductions:	= \$ 45,087	= \$ 45,181	= \$ 45,257	= \$ 45,345	= \$ 44,821	= \$ 24,763
EQUITY ACCUMULATION						

	Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
Property Value:	\$ 471,502	\$ 500,217	\$ 530,680	\$ 615,203	\$ 826,782	\$ 1,111,126
Appreciation:	3%	3%	3%	3%	3%	3%
Loan Balance:	- \$ 338,253	- \$ 327,313	- \$ 315,228	- \$ 279,185	- \$ 173,648	- \$ 0
LTV Ratio:	71.7%	65.4%	59.4%	45.4%	21%	-
Total Equity:	= \$ 133,249	= \$ 172,904	= \$ 215,452	= \$ 336,018	= \$ 653,134	= \$ 1,111,126

SALE ANALYSIS

Equity:	\$ 133,249	\$ 172,904	\$ 215,452	\$ 336,018	\$ 653,134	\$ 1,111,126
Selling Costs (5%):	- \$ 23,575	- \$ 25,011	- \$ 26,534	- \$ 30,760	- \$ 41,339	- \$ 55,556
Sale Proceeds:	= \$ 109,674	= \$ 147,893	= \$ 188,918	= \$ 305,258	= \$ 611,795	= \$ 1,055,570
Cumulative Cash Flow:	+ \$ 1,850	+ \$ 7,725	+ \$ 16,648	+ \$ 53,542	+ \$ 201,478	+ \$ 476,259
Total Cash Invested:	- \$ 146,486	- \$ 146,486	- \$ 146,486	- \$ 146,486	- \$ 146,486	- \$ 146,486
Total Profit:	= -\$ 34,962	= \$ 9,132	= \$ 59,080	= \$ 212,314	= \$ 666,787	= \$ 1,385,343

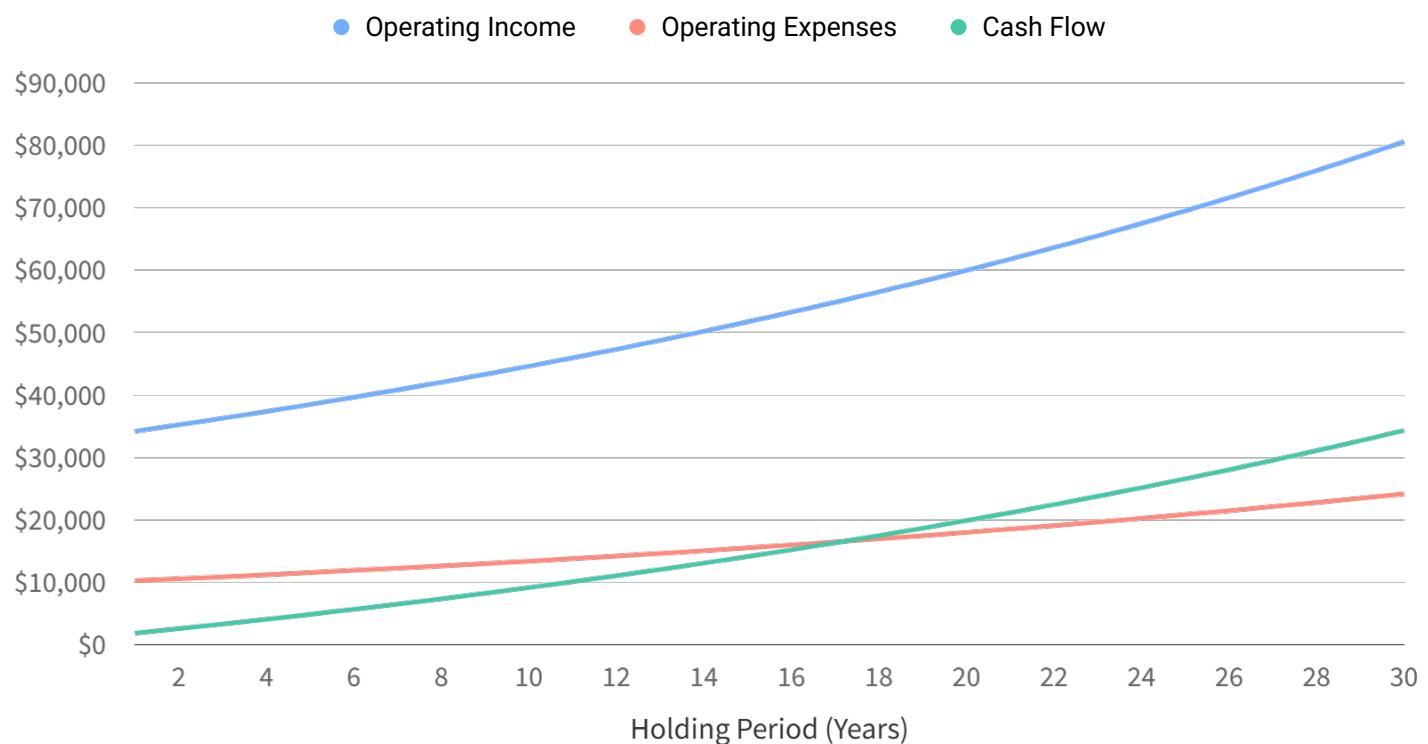
INVESTMENT RETURNS

Cap Rate (Purchase Price):	5.2%	5.5%	5.9%	6.8%	9.2%	12.3%
Cap Rate (Market Value):	5.1%	5.1%	5.1%	5.1%	5.1%	5.1%
Cash on Cash Return:	1.3%	2.3%	3.3%	6.2%	13.6%	23.4%
Return on Equity:	1.4%	1.9%	2.3%	2.7%	3%	3.1%
Return on Investment:	-23.9%	6.2%	40.3%	144.9%	455.2%	945.7%
Internal Rate of Return:	-23.9%	2.1%	7.2%	10%	10.3%	10%

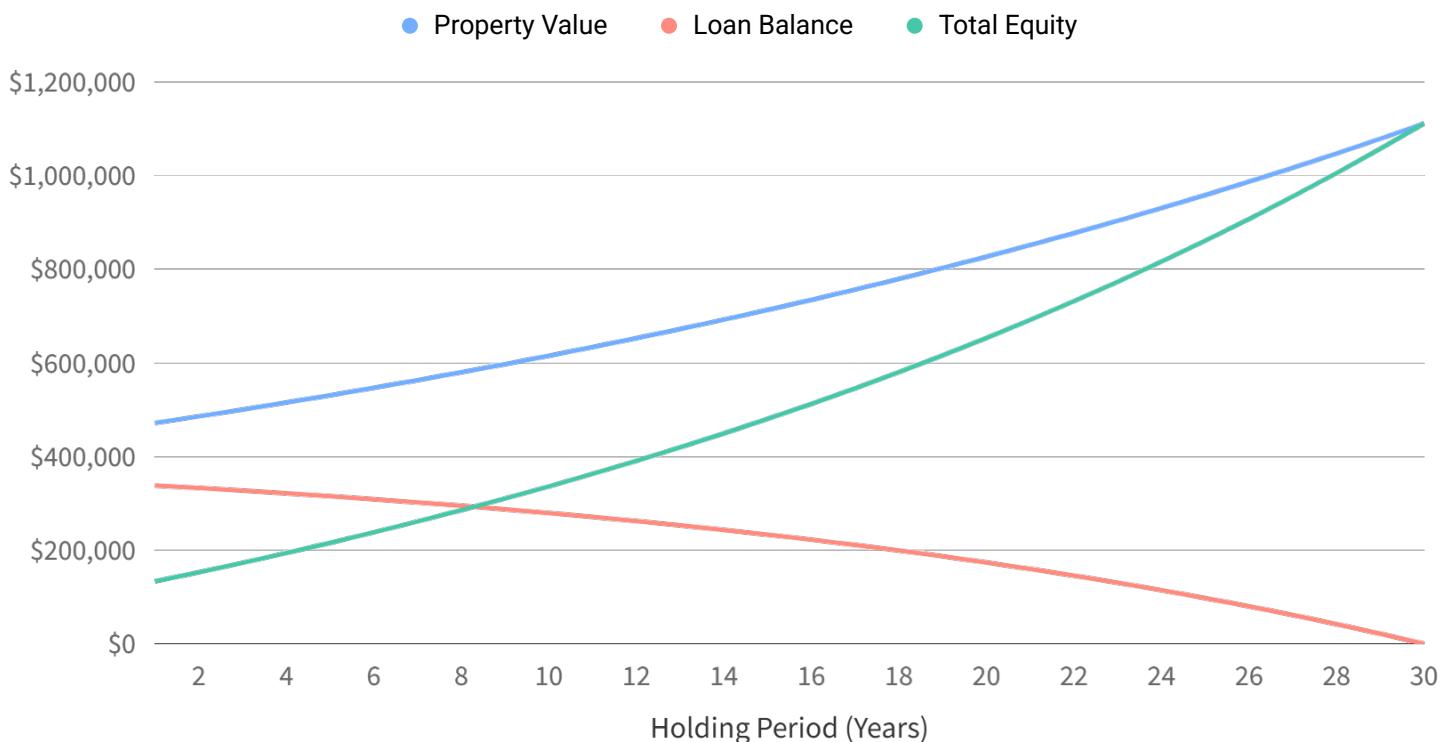
FINANCIAL RATIOS

Rent to Value:	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%
Gross Rent Multiplier:	13.1	13.1	13.1	13.1	13.1	13.1
Equity Multiple:	0.76	1.06	1.4	2.45	5.55	10.46
Break Even Ratio:	89.9%	86.3%	83%	75.5%	63.5%	54.5%
Debt Coverage Ratio:	1.08	1.15	1.22	1.41	1.9	2.55
Debt Yield:	7.1%	7.8%	8.5%	11.2%	24.2%	-

Cash Flow Over Time

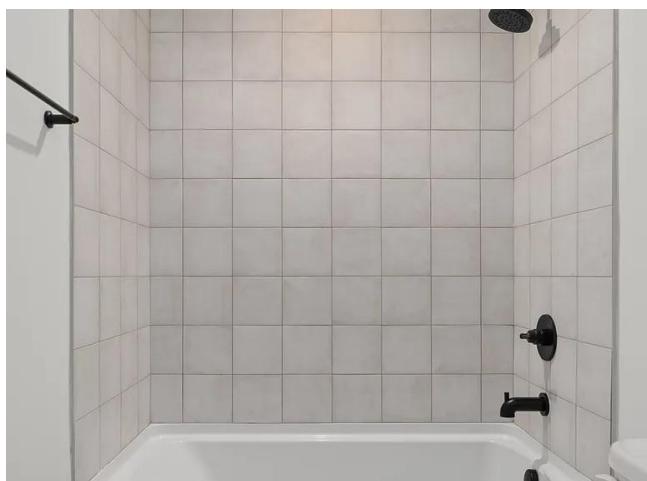
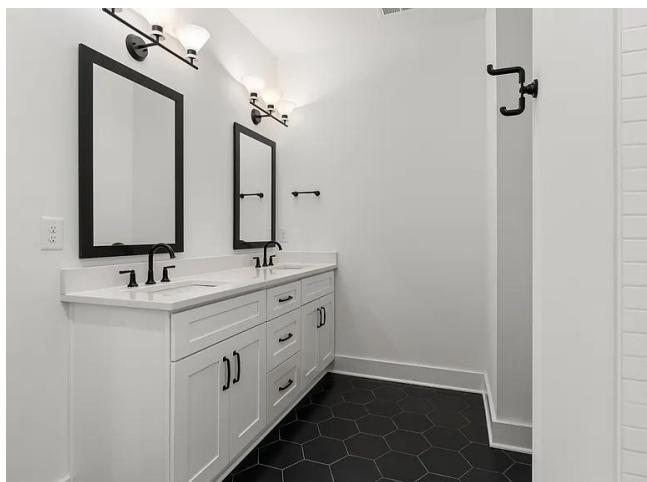


Equity Over Time



Property Photos





Additional Information

All information to be verified by independent study and cannot be guaranteed. Although best efforts are made to be accurate in the assessment of future rents, interest rates, vacancy, expenses, rehab estimates, and other details noted in this proforma, all is to be independently verified by the investor. It is also essential to understand the square footage noted cannot be guaranteed but in the event of purchase, floorplans will become a part of the contract and discussed with your agent.

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