

Alternative Property Management

PROPERTY SPOTLIGHT

Edition: 2

January 10, 2017



What is Property Spotlight?

Every Tuesday, Alternative Property Management provides this investment report called *Property Spotlight*. Using their expert knowledge of the rental market & investment properties, APM digs through local current listings until they find a property that would provide a great ROI for an Investor. The property is then spotlighted & the calculations are included in this report.*

[Watch our Investment Property Expenses Video](#)

Rent Analysis:

989 N 2050 E Circle, St. George, UT or MLS # 16-181331*

This property was chosen because:

- 1. Higher ROI (Cap Rate). This property yields over the cap rate that seasoned Real Estate Investors like to see to be interested in a property.

According to the current rental market, this property should rent for approx. **\$1250/mo.****

- A Cap Rate has been calculated using the gross rent mentioned above.
- The numbers reflect an annual budget.
- Operating Expenses include average: Taxes, Insurance, Maintenance, and Property Management for a total of 26% of Gross Rent.

Gross rental income	\$15,000
- Vacancy allowance	\$165
Gross operating income:	\$ 14,835
- Operating expenses	\$3,857
<u>Net operating income:</u>	<u>\$10,978</u>
Net operating income	\$10,978
÷ Property value	\$179,000
<u>Capitalization rate:</u>	<u>6.10%</u>

Cap(italization) Rate = The Ratio of Net Operating Income (NOI) to property asset value. In other words, the Rate of Return for a Real Estate Investment Property.

According to <http://www.mortgagecalculator.org/>, with 4% Interest, a 30 Year Loan, & a 20% Down Payment ... **Positive Cash Flow = \$224.25/mo**

Interested in this property?

To find out more about this week's Property Spotlight:

-Contact your Real Estate Agent that sent you this report

-Contact the Listing Agent of this Property*

Ryan Kramer
PK Real Estate UT
kramer@pradokramer.com
435-652-5339

-Contact APM to be referred to a Local Agent

Alternative Property Management
435-673-4000 ext. 4
matt@yourAPM.com
YourAPM.com



Why APM?

APM is the Investor's Property Manager. When a Rental Property Owner wants a PM who understands his/her investment, keeps it rented with the current market, adheres a strict screening process, has a sense of urgency, is attentive to detail, answers the phone or calls back ASAP, and is transparent about pricing ... they choose the Alternative - They Choose APM.

[Read more on our website, YourAPM.com](http://YourAPM.com)

*This property is not a listing of Alternative Property Management. All inquiries about the property for sale should communicate directly with the listing agent included in the report. If your questions are regarding property management services, rental market, etc., please contact APM.

**This is a rent analysis based on current market trends and comparable properties. It is not a guarantee and subject to change.

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