

Cagle Mtn Houses

		Current@ 800 mo.	Conservative Upside 1000 per mo.		
Montly Rental Revenue		6,400	8,000		
Annulized		76,800	96,000		
Maintenace Estimate low due to being new		1,500	1,500		
Taxes		5,300	5,300		
Insurance		5,000	5,000		
Total Operating Expenses		11,800	11,800		
Net Operating Income		65,000	84,200		
Capitalization		0.09	0.12		
HIGHLIGHTS					
New Constuction					
4.26 Acres					
Individually meterd					
9th house foundation done					
10 minute from the city of Dunlap					
Close to Fall Creek Falls State Park and Savage Gulf State Park					