

Anna & Duncan



**3 Single Family
Properties**

Member since 2012

Arlington

Purchase \$86,500k / ARV \$113k



Haltom City

Purchase \$90k / ARV \$123k



Ft. Worth

Purchase \$100k / ARV \$135k



Haltom City - Living Rehab BEFORE



Haltom City - Living Rehab AFTER



Ft. Worth Living Rehab BEFORE



Ft. Worth Living Rehab AFTER



**Ft. Worth - Bath Rehab
BEFORE**



**Ft. Worth - Bath Rehab
AFTER**



Arlington - Property 1



Lee
Lifestyles Agent

Purchase Price \$ 86,500
After Repaired Value (ARV) \$ 113,000

Net Equity (Equity - Rehab) \$ 30,100

Cash Out of Pocket \$ 24,019

Return On Capital (Unrealized Capital Gain / COOP) 125%

	Monthly	Yearly
Rent	\$ 1,250	\$ 15,000

Cash Flow	\$ 490 w/Property Mgt.	\$ 5,880
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Cash-On-Cash Return (Cash Flow / COOP) 24%

Haltom City - Property 2



Lee
Lifestyles Agent

Purchase Price \$ 90,000

After Repaired Value (ARV) \$ 123,000

Net Equity (Equity - Rehab) \$ 33,100

Cash Out of Pocket \$ 14,857

Return On Capital (Unrealized Capital Gain / COOP) 222%

	Monthly	Yearly
Rent	\$ 1,100	\$ 13,200

Cash Flow	\$ 257 w/Property Mgt.	\$ 2,880
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Cash-On-Cash Return (Cash Flow / COOP) 19%

Ft. Worth - Property 3



Lee
Lifestyles Agent

Purchase Price	\$ 100,000
After Repaired Value (ARV)	\$ 135,000

Net Equity (Equity - Rehab)	\$ 12,992
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Cash Out of Pocket	\$ 31,501
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Return On Capital (Unrealized Capital Gain / COOP)	41%
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	Monthly	Yearly
Rent	\$ 1,300	\$ 15,600

Cash Flow	\$ 340 w/Property Mgt.	\$ 4,880
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Cash-On-Cash Return (Cash Flow / COOP)	13%
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RECAP – 3 Properties



Lee
Lifestyles Agent

Purchase Price	\$ 276,000
After Repaired Value (ARV)	\$ 371,000

Net Equity (Equity - Rehab)	\$ 76,192
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Cash Out of Pocket	\$ 70,501
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Return On Capital (Unrealized Capital Gain / COOP)	108%
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	Monthly	Yearly
Rent	\$ 3,650	\$ 43,800

Cash Flow	\$ 1,087 w/Property Mgt.	\$ 13,044
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Cash-On-Cash Return (Cash Flow / COOP)	18%
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How did Anna & Duncan achieve this?

- Joined Lifestyles Unlimited after listening to their friend Rudy (Lifestyles member) talk about his Single and Multi Family investments made through Lifestyles Unlimited.
- Participated in Lifestyle classes and Single Family Road trips.
- Utilized Lifestyle Agents, Mentors & Vendors to Locate, Purchase, & Rehab their Property

How Did Buy & Hold Investing change Anna & Duncan's Life?

- We now have an investment that we can control and which is building a long term security for us and our daughter and new-born twin boys!



Anna & Duncan's Goals

Short term:

- Purchase Property #4

Long term:

- Create a portfolio of Single Family Rentals that will build long term security and allow us to enjoy a more comfortable lifestyle.

Anna & Duncan would like to thank their Team! Questions?

