

Fractional Ownership vs. 100% Ownership of a Single Family Rental

		Fractional	Full Ownership
Single Family Rental Home	\$640000.00		
Number of Shares	\$1000 per share	640 shares	
Investment Amount		\$200000.00	\$200000.00
Number of Shares		200	NA
% Membership of LLC		31.25%	100%
Initial Investment		\$200000.00	\$200000.00
Mortgage Needed		\$0.00	\$440000.00
Setup Costs		\$0.00	\$15000.00
Total Invested		\$200000.00	\$215000.00
<u>Annual Costs</u>			
LLC Fee		\$800.00	\$800.00
Property Tax	0.0125	\$8425.00	\$8425.00
Property Insurance	151.00	\$1812.00	\$1812.00
Home warranty		\$850.00	\$850.00
Rainy Day	\$100.00	\$1200.00	\$1200.00
Property Management	0.10	\$3960.00	\$3960.00
CrowdFund Management Fee	0.05	\$1980.00	\$0.00
Mortgage Insurance	1.3%	\$0.00	\$8184.00
Mortgage Interest	8%	\$0.00	\$43200.00
Total Annual Cost		\$19027.00	\$68431.00
<u>Income</u>			
Rental Income	\$3300.00	\$39600.00	\$39600.00
Annual Profit/loss		\$20573.00	-\$28831.00
Annual Investor Profit/loss		\$6429.06	
ROI Cash Flow		3.21%	-13.5%
10 Year Term			
Sell Price	1300000		

		Fractional	Full Ownership
Profit After 10 Years	650000	\$200000.00	\$1850000.00
Total Yield on shares		100.0%	85.00%
Annual Appreciation Yield		8.0%	6.00%

Single Family Rental Home			
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Number of Shares			
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Initial Investment			
Mortgage Needed			
Setup Costs			
Total Invested			
<u>Annual Costs</u>			
LLC Fee			
Property Tax			
Property Insurance			
Home warranty			
Rainy Day			
Property Management			
CrowdFund Management Fee			
Mortgage Insurance			
Mortgage Interest			
Total Annual Cost			
<u>Income</u>			
Rental Income			
Annual Profit/loss			
Annual Investor Profit/loss			
ROI Cash Flow			
10 Year Term			
Sell Price			

Profit After 10 Years			
Total Yield on shares			
Annual Appreciation Yield			