



4218 Magnolia Ridge Dr, Tampa, FL

Single-family, 3 bed, 2 bath, 1,650 sq ft, built 1998

Purchase price

\$385,000

Down payment

25% (\$96,250)

Loan amount

\$288,750

Rate and term

7.50%, 30-yr fixed

DSCR at market rent

1.25

Strong coverage. Deals here usually get the best DSCR pricing.

This deal: 1.25

0.50

1.00

1.25

2.00+

Monthly income

Market rent estimate median of 5 comps	\$3,400
Comparable rent range	\$3,300 to \$3,525
Customer's expected rent	\$3,600

Monthly payment

Principal and interest	\$2,019
Property taxes	\$450
Insurance	\$250
HOA	\$0
Total payment	\$2,719

Comparable rentals

Address	Bed / bath	Sq ft	Distance	Rent	Source
4306 Magnolia Ridge Dr	3 / 2	1,580	0.3 mi	\$3,300	Listing
118 Cypress Hollow Ct	3 / 2	1,640	0.5 mi	\$3,350	Leased
2715 Juniper Bend Ln	3 / 2	1,700	0.6 mi	\$3,400	Listing
905 Heron Point Way	3 / 2.5	1,720	0.9 mi	\$3,475	Leased
3321 Oakmoss Ave	4 / 2	1,810	1.2 mi	\$3,525	Listing
Median				\$3,400	

Stress test

As underwritten 1.25 Strong	Rate up 1% 1.16 Covers	Rent down 10% 1.13 Covers	Both at once 1.05 Covers
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What a lender will look at

- ⚠ Expected rent is 6% above market. Lenders typically qualify on the appraiser's market rent.
- ✓ DSCR 1.25 clears 1.25, where DSCR pricing is usually best.
- ✓ 75% loan-to-value fits typical DSCR purchase limits.
- ✓ Stays above 1.00 even if rates rise 1% and rent drops 10%.
- ✓ 5 comps in a tight range support the rent estimate.

What gets this deal to 1.25

Max price at this rent same down payment and rate	\$385,194
Rent needed at this price	\$3,399/mo
Rent needed to break even (1.00)	\$2,719/mo

Market rent	-	Total payment	-	Vacancy (5%)	-	Repairs (5%)
\$3,400		\$2,719		\$170		\$170

Cash flow after reserves

+\$341/mo

Assumptions: 30-year fixed-rate, fully amortizing loan. DSCR is market rent divided by the total monthly payment (principal, interest, taxes, insurance and HOA). Market rent is the median of 5 comps. Stress test raises the rate by one point and lowers rent by 10%. Lender checks reflect common DSCR guidelines; each lender sets its own. Sample report with illustrative addresses and figures. Estimates for analysis only. Not a loan offer, appraisal or commitment to lend; lenders set final terms. Prepared by Lendworthy, lendworthy.us.