1 Year Performance Projection

1 Year Occupancy & Maintenance Warranty Included!
Liberty Twp., OH 45044
4 bdrm, 2.5 bath



Square Feet	2,723
Initial Market Value	$239,900
Purchase Price	$239,900
Downpayment	$59,975
Loan Origination Fees	$1,799
Depreciable Closing Costs	$6,093
Other Closing Costs and Fixup	$0
Initial Cash Invested	**$67,868**
Cost per Square Foot	$88
Monthly Rent per Square Foot	$0.73

Income	Monthly	Annual
Gross Rent	$1,995	$23,940
Vacancy Losses	-$160	-$1,915
Operating Income	**$1,835**	**$22,025**

Expenses	Monthly	Annual
Property Taxes	-$240	-$2,879
Insurance	-$34	-$408
Management Fees	-$165	-$1,982
Leasing/Advertising Fees	-$0	-$0
Association Fees	-$0	-$0
Maintenance	-$100	-$1,197
Other	-$0	-$0
Operating Expenses	**-$539**	**-$6,466**

Net Performance	Monthly	Annual
Net Operating Income	**$1,297**	**$15,559**
- Mortgage Payments	-$939	-$11,263
= Cash Flow	**$358**	**$4,296**
+ Principal Reduction	$231	$2,776
+ First-Year Appreciation	$1,200	$14,394
= Gross Equity Income	**$1,789**	**$21,466**
+ Tax Savings	$4	$44
= GEI w/Tax Savings	**$1,793**	**$21,510**

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	$179,925	$0
Monthly Payment	$938.57	$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	4.750%	0.000%
Monthly PMI	$0	

Financial Indicators	
Debt Coverage Ratio	1.38
Annual Gross Rent Multiplier	10
Monthly Gross Rent Multiplier	120
Capitalization Rate	6.5%
Cash on Cash Return	6%
Total Return on Investment	**32%**
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	9%
Maintenance Percentage	5%

Comments
Beautiful 2-story colonial home in the award winning La

*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.