

## 1 Year Performance Projection

WOW! Check out this exclusive 3-bedroom turnkey!

Dayton, OH 45403

3 bedroom, 1 bathroom - built in 1951



Square Feet	1,040
Initial Market Value	\$79,000
Purchase Price	\$79,000
Downpayment	\$19,750
Loan Origination Fees	\$1,333
Depreciable Closing Costs	\$3,950
Other Closing Costs and Fixup	\$0
<b>Initial Cash Invested</b>	<b>\$25,033</b>
Cost per Square Foot	\$76
Monthly Rent per Square Foot	\$0.82

Income	Monthly	Annual
Gross Rent	\$850	\$10,200
Vacancy Losses	-\$68	-\$816
<b>Operating Income</b>	<b>\$782</b>	<b>\$9,384</b>

Expenses	Monthly	Annual
Property Taxes	-\$99	-\$1,185
Insurance	-\$50	-\$600
Management Fees	-\$63	-\$751
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$68	-\$816
Other	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$279</b>	<b>-\$3,352</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$503</b>	<b>\$6,032</b>
- Mortgage Payments	-\$394	-\$4,725
<b>= Cash Flow</b>	<b>\$109</b>	<b>\$1,306</b>
+ Principal Reduction	\$50	\$603
+ First-Year Appreciation	\$395	\$4,740
<b>= Gross Equity Income</b>	<b>\$554</b>	<b>\$6,649</b>
+ Tax Savings	\$15	\$183
<b>= GEI w/Tax Savings</b>	<b>\$569</b>	<b>\$6,832</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$59,250	\$0
Monthly Payment	\$393.79	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.28
Annual Gross Rent Multiplier	8
Monthly Gross Rent Multiplier	93
Capitalization Rate	7.6%
Cash on Cash Return	5%
<b>Total Return on Investment</b>	<b>27%</b>
<b>+ Tax Benefits: Deductions, Depreciation, 1031 Exchange</b>	

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

Comments

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