

1 Year Performance Projection

Pre-Leased Property
Little Rock, AR 72209
4BR/2BA,Built in 1975



Square Feet	1,661
Initial Market Value	\$109,900
Purchase Price	\$109,900
Downpayment	\$27,475
Loan Origination Fees	\$1,855
Depreciable Closing Costs	\$4,396
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$33,726
Cost per Square Foot	\$66
Monthly Rent per Square Foot	\$0.66

Income	Monthly	Annual
Gross Rent	\$1,095	\$13,140
Vacancy Losses	-\$88	-\$1,051
Operating Income	\$1,007	\$12,089

Expenses	Monthly	Annual
Property Taxes	-\$92	-\$1,099
Insurance	-\$49	-\$593
Management Fees	-\$101	-\$1,209
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$55	-\$657
Other	-\$0	-\$0
Operating Expenses	-\$297	-\$3,558

Net Performance	Monthly	Annual
Net Operating Income	\$711	\$8,530
- Mortgage Payments	-\$548	-\$6,574
= Cash Flow	\$163	\$1,957
+ Principal Reduction	\$70	\$839
+ First-Year Appreciation	\$550	\$6,594
= Gross Equity Income	\$782	\$9,389
+ Tax Savings	\$16	\$193
= GEI w/Tax Savings	\$799	\$9,582

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$82,425	\$0
Monthly Payment	\$547.82	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.30
Annual Gross Rent Multiplier	8
Monthly Gross Rent Multiplier	100
Capitalization Rate	7.8%
Cash on Cash Return	6%
Total Return on Investment	28%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	10%
Maintenance Percentage	5%

Comments

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