1 Year Performance Projection

3 Bedroom with LARGE Garage in Dayton, OH!
Dayton, OH 45432
3 Bedroom, 1 Bath, HUGE Garage - Built in 1924



Square Feet	1,020
Initial Market Value	$94,900
Purchase Price	$94,900
Downpayment	$23,725
Loan Origination Fees	$1,601
Depreciable Closing Costs	$4,745
Other Closing Costs and Fixup	$0
Initial Cash Invested	**$30,071**
Cost per Square Foot	$93
Monthly Rent per Square Foot	$0.93

Income	Monthly	Annual
Gross Rent	$950	$11,400
Vacancy Losses	-$76	-$912
Operating Income	**$874**	**$10,488**

Expenses	Monthly	Annual
Property Taxes	-$87	-$1,044
Insurance	-$50	-$598
Management Fees	-$70	-$839
Leasing/Advertising Fees	-$0	-$0
Association Fees	-$0	-$0
Maintenance	-$76	-$912
Other	-$0	-$0
Operating Expenses	**-$283**	**-$3,393**

Net Performance	Monthly	Annual
Net Operating Income	**$591**	**$7,095**
- Mortgage Payments	-$473	-$5,677
= Cash Flow	**$118**	**$1,419**
+ Principal Reduction	$60	$724
+ First-Year Appreciation	$474	$5,694
= Gross Equity Income	**$653**	**$7,837**
+ Tax Savings	$23	$271
= GEI w/Tax Savings	**$676**	**$8,108**

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	$71,175	$0
Monthly Payment	$473.05	$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.990%	0.000%
Monthly PMI	$0	

Financial Indicators	
Debt Coverage Ratio	1.25
Annual Gross Rent Multiplier	8
Monthly Gross Rent Multiplier	100
Capitalization Rate	7.5%
Cash on Cash Return	5%
Total Return on Investment	**26%**
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

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

Comments
Fantastic property with huge garage. House features thr

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