

## 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
<b>Initial Cash Invested</b>	<b>\$30,071</b>
Cost per Square Foot	\$93
Monthly Rent per Square Foot	\$0.93

Income	Monthly	Annual
Gross Rent	\$950	\$11,400
Vacancy Losses	-\$76	-\$912
<b>Operating Income</b>	<b>\$874</b>	<b>\$10,488</b>

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
<b>Operating Expenses</b>	<b>-\$283</b>	<b>-\$3,393</b>

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

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%
<b>Total Return on Investment</b>	<b>26%</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
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.