

1 Year Performance Projection

3 Bedroom in Dayton, OH!
Dayton, OH 45405
3 bedroom, 1 Bath - built in 1929



Square Feet	1,501
Initial Market Value	\$79,900
Purchase Price	\$79,900
Downpayment	\$19,975
Loan Origination Fees	\$1,348
Depreciable Closing Costs	\$3,995
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$25,318
Cost per Square Foot	\$53
Monthly Rent per Square Foot	\$0.57

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

Expenses	Monthly	Annual
Property Taxes	-\$87	-\$1,039
Insurance	-\$53	-\$639
Management Fees	-\$63	-\$751
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$68	-\$816
Other	-\$0	-\$0
Operating Expenses	-\$270	-\$3,245

Net Performance	Monthly	Annual
Net Operating Income	\$512	\$6,139
- Mortgage Payments	-\$398	-\$4,779
= Cash Flow	\$113	\$1,360
+ Principal Reduction	\$51	\$610
+ First-Year Appreciation	\$400	\$4,794
= Gross Equity Income	\$564	\$6,764
+ Tax Savings	\$14	\$171
= GEI w/Tax Savings	\$578	\$6,935

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$59,925	\$0
Monthly Payment	\$398.28	\$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	94
Capitalization Rate	7.7%
Cash on Cash Return	5%
Total Return on Investment	27%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

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

Comments
Single-family property with 3 bedrooms and 1 bathroom.
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.