1 Year Performance Projection

SFH in Rock Island
Rock Island, IL 61201
Over 1% RTP solid home



Square Feet	1,152
Initial Market Value	$95,000
Purchase Price	$95,000
Downpayment	$23,750
Loan Origination Fees	$1,603
Depreciable Closing Costs	$4,750
Other Closing Costs and Fixup	$0
Initial Cash Invested	**$30,103**
Cost per Square Foot	$82
Monthly Rent per Square Foot	$0.87

Income	Monthly	Annual
Gross Rent	$1,000	$12,000
Vacancy Losses	-$80	-$960
Operating Income	**$920**	**$11,040**

Expenses	Monthly	Annual
Property Taxes	-$119	-$1,425
Insurance	-$52	-$627
Management Fees	-$83	-$994
Leasing/Advertising Fees	-$0	-$0
Association Fees	-$0	-$0
Maintenance	-$50	-$600
Other	-$0	-$0
Operating Expenses	**-$304**	**-$3,646**

Net Performance	Monthly	Annual
Net Operating Income	**$616**	**$7,394**
- Mortgage Payments	-$474	-$5,683
= Cash Flow	**$143**	**$1,712**
+ Principal Reduction	$60	$725
+ First-Year Appreciation	$475	$5,700
= Gross Equity Income	**$678**	**$8,137**
+ Tax Savings	$14	$171
= GEI w/Tax Savings	**$692**	**$8,308**

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	$71,250	$0
Monthly Payment	$473.55	$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	95
Capitalization Rate	7.8%
Cash on Cash Return	6%
Total Return on Investment	**27%**
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	9%
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.