## 1 Year Performance Projection

SFH in Davenport
Davenport, IA 52802
3bd 2ba built in 1910



| | |
|---|---|
| Square Feet | 1,428 |
| Initial Market Value | $110,000 |
| Purchase Price | $110,000 |
| Downpayment | $27,500 |
| Loan Origination Fees | $1,856 |
| Depreciable Closing Costs | $5,500 |
| Other Closing Costs and Fixup | $0 |
| **Initial Cash Invested** | **$34,856** |
| Cost per Square Foot | $77 |
| Monthly Rent per Square Foot | $0.77 |

| Income | Monthly | Annual |
|---|---|---|
| Gross Rent | $1,100 | $13,200 |
| Vacancy Losses | -$88 | -$1,056 |
| **Operating Income** | **$1,012** | **$12,144** |

| Expenses | Monthly | Annual |
|---|---|---|
| Property Taxes | -$138 | -$1,650 |
| Insurance | -$60 | -$726 |
| Management Fees | -$91 | -$1,093 |
| Leasing/Advertising Fees | -$0 | -$0 |
| Association Fees | -$0 | -$0 |
| Maintenance | -$55 | -$660 |
| Other | -$0 | -$0 |
| **Operating Expenses** | **-$344** | **-$4,129** |

| Net Performance | Monthly | Annual |
|---|---|---|
| **Net Operating Income** | **$668** | **$8,015** |
| - Mortgage Payments | -$548 | -$6,580 |
| **= Cash Flow** | **$120** | **$1,435** |
| + Principal Reduction | $70 | $840 |
| + First-Year Appreciation | $550 | $6,600 |
| **= Gross Equity Income** | **$740** | **$8,875** |
| + Tax Savings | $32 | $386 |
| **= GEI w/Tax Savings** | **$772** | **$9,261** |

| Mortgage Info | First | Second |
|---|---|---|
| Loan-to-Value Ratio | 75% | 0% |
| Loan Amount | $82,500 | $0 |
| Monthly Payment | $548.32 | $0.00 |
| Loan Type | Amortizing Fixed | |
| Term | 30 Years | |
| Interest Rate | 6.990% | 0.000% |
| Monthly PMI | $0 | |

| Financial Indicators | |
|---|---|
| Debt Coverage Ratio | 1.22 |
| Annual Gross Rent Multiplier | 8 |
| Monthly Gross Rent Multiplier | 100 |
| Capitalization Rate | 7.3% |
| Cash on Cash Return | 4% |
| **Total Return on Investment** | **25%** |
| **+ 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.