

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.