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.