

1 Year Performance Projection

Jackson home built in 1947
 Jackson, MS 39216
 Rented and performing investment property



| | |
|-------------------------------|-----------------|
| Square Feet | 1,362 |
| Initial Market Value | \$75,000 |
| Purchase Price | \$75,000 |
| Downpayment | \$15,000 |
| Loan Origination Fees | \$1,200 |
| Depreciable Closing Costs | \$3,750 |
| Other Closing Costs and Fixup | \$0 |
| Initial Cash Invested | \$19,950 |
| Cost per Square Foot | \$55 |
| Monthly Rent per Square Foot | \$0.62 |

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

| Expenses | Monthly | Annual |
|---------------------------|---------------|-----------------|
| Property Taxes | -\$69 | -\$825 |
| Insurance | -\$62 | -\$750 |
| Management Fees | -\$75 | -\$900 |
| Leasing/Advertising Fees | -\$0 | -\$0 |
| Association Fees | -\$0 | -\$0 |
| Maintenance | -\$42 | -\$510 |
| Other | -\$0 | -\$0 |
| Operating Expenses | -\$249 | -\$2,985 |

| Net Performance | Monthly | Annual |
|------------------------------|--------------|----------------|
| Net Operating Income | \$533 | \$6,399 |
| - Mortgage Payments | -\$322 | -\$3,865 |
| = Cash Flow | \$211 | \$2,534 |
| + Principal Reduction | \$74 | \$885 |
| + First-Year Appreciation | \$188 | \$2,250 |
| = Gross Equity Income | \$472 | \$5,669 |
| + Tax Savings | \$0 | \$0 |
| = GEI w/Tax Savings | \$472 | \$5,669 |

| Mortgage Info | First | Second |
|---------------------|------------------|--------|
| Loan-to-Value Ratio | 80% | 0% |
| Loan Amount | \$60,000 | \$0 |
| Monthly Payment | \$322.09 | \$0.00 |
| Loan Type | Amortizing Fixed | |
| Term | 30 Years | |
| Interest Rate | 5.000% | 0.000% |
| Monthly PMI | \$0 | |

| Financial Indicators | |
|--|------------|
| Debt Coverage Ratio | 1.66 |
| Annual Gross Rent Multiplier | 7 |
| Monthly Gross Rent Multiplier | 88 |
| Capitalization Rate | 8.5% |
| Cash on Cash Return | 13% |
| Total Return on Investment | 28% |
| + Tax Benefits: Deductions, Depreciation, 1031 Exchange | |

| Assumptions | |
|-------------------------------|------|
| Real Estate Appreciation Rate | 3% |
| Vacancy Rate | 8% |
| Management Fee | \$75 |
| Maintenance Percentage | 5% |

| Comments |
|--|
| 3 bedroom 2 bath already rented to a long term tenant. |
| *Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing. |