

## 1 Year Performance Projection

Jacksonville New Construction Marietta Estates  
Jacksonville, FL 32220  
3 bdrm/ 2 bath - 2 car garage Built 2020



Square Feet	1,209
Initial Market Value	\$178,900
Purchase Price	\$178,900
Downpayment	\$44,725
Loan Origination Fees	\$1,342
Depreciable Closing Costs	\$7,156
Other Closing Costs and Fixup	\$0
<b>Initial Cash Invested</b>	<b>\$53,223</b>
Cost per Square Foot	\$148
Monthly Rent per Square Foot	\$1.16

Income	Monthly	Annual
Gross Rent	\$1,400	\$16,800
Vacancy Losses	-\$112	-\$1,344
<b>Operating Income</b>	<b>\$1,288</b>	<b>\$15,456</b>

Expenses	Monthly	Annual
Property Taxes	-\$239	-\$2,862
Insurance	-\$45	-\$537
Management Fees	-\$103	-\$1,236
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$42	-\$504
Other	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$428</b>	<b>-\$5,140</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$860</b>	<b>\$10,316</b>
- Mortgage Payments	-\$720	-\$8,643
<b>= Cash Flow</b>	<b>\$139</b>	<b>\$1,673</b>
+ Principal Reduction	\$165	\$1,980
+ First-Year Appreciation	\$894	\$10,734
<b>= Gross Equity Income</b>	<b>\$1,199</b>	<b>\$14,387</b>
+ Tax Savings	\$52	\$622
<b>= GEI w/Tax Savings</b>	<b>\$1,251</b>	<b>\$15,008</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$134,175	\$0
Monthly Payment	\$720.28	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	5.000%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.19
Annual Gross Rent Multiplier	11
Monthly Gross Rent Multiplier	128
Capitalization Rate	5.8%
Cash on Cash Return	3%
<b>Total Return on Investment</b>	<b>27%</b>
<b>+ Tax Benefits: Deductions, Depreciation, 1031 Exchange</b>	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	8%
Maintenance Percentage	3%

Comments

\*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.