

1 Year Performance Projection

Pre-Leased Property
North Little Rock, AR 72118
3BR, 2BA, Built in 1972



Square Feet	1,698
Initial Market Value	\$110,900
Purchase Price	\$110,900
Downpayment	\$27,725
Loan Origination Fees	\$1,871
Depreciable Closing Costs	\$5,545
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$35,141
Cost per Square Foot	\$65
Monthly Rent per Square Foot	\$0.57

Income	Monthly	Annual
Gross Rent	\$975	\$11,700
Vacancy Losses	-\$78	-\$936
Operating Income	\$897	\$10,764

Expenses	Monthly	Annual
Property Taxes	-\$83	-\$998
Insurance	-\$51	-\$610
Management Fees	-\$90	-\$1,076
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$49	-\$585
Other	-\$0	-\$0
Operating Expenses	-\$272	-\$3,269

Net Performance	Monthly	Annual
Net Operating Income	\$625	\$7,495
- Mortgage Payments	-\$553	-\$6,634
= Cash Flow	\$72	\$861
+ Principal Reduction	\$71	\$847
+ First-Year Appreciation	\$277	\$3,327
= Gross Equity Income	\$420	\$5,034
+ Tax Savings	\$49	\$590
= GEI w/Tax Savings	\$469	\$5,624

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$83,175	\$0
Monthly Payment	\$552.81	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.13
Annual Gross Rent Multiplier	9
Monthly Gross Rent Multiplier	114
Capitalization Rate	6.8%
Cash on Cash Return	2%
Total Return on Investment	14%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	3%
Vacancy Rate	8%
Management Fee	10%
Maintenance Percentage	5%

Comments
Leased through Jan 2021

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