

1 Year Performance Projection

Nice Investment Opportunity!
North Little Rock, AR 72116
4BR, 2BA, Built in 1964



Square Feet	2,269
Initial Market Value	\$139,900
Purchase Price	\$139,900
Downpayment	\$13,990
Loan Origination Fees	\$0
Depreciable Closing Costs	\$5,596
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$19,586
Cost per Square Foot	\$62
Monthly Rent per Square Foot	\$0.57

Income	Monthly	Annual
Gross Rent	\$1,295	\$15,540
Vacancy Losses	-\$104	-\$1,243
Operating Income	\$1,191	\$14,297

Expenses	Monthly	Annual
Property Taxes	-\$117	-\$1,399
Insurance	-\$58	-\$700
Management Fees	-\$119	-\$1,430
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$104	-\$1,243
Other	-\$0	-\$0
Operating Expenses	-\$398	-\$4,771

Net Performance	Monthly	Annual
Net Operating Income	\$794	\$9,525
- Mortgage Payments	-\$715	-\$8,579
= Cash Flow	\$79	\$947
+ Principal Reduction	\$141	\$1,696
+ First-Year Appreciation	\$700	\$8,394
= Gross Equity Income	\$920	\$11,037
+ Tax Savings	\$47	\$559
= GEI w/Tax Savings	\$966	\$11,596

Mortgage Info	First	Second
Loan-to-Value Ratio	90%	0%
Loan Amount	\$125,910	\$0
Monthly Payment	\$714.90	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	5.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.11
Annual Gross Rent Multiplier	9
Monthly Gross Rent Multiplier	108
Capitalization Rate	6.8%
Cash on Cash Return	5%
Total Return on Investment	56%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	10%
Maintenance Percentage	8%

Comments

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