

1 Year Performance Projection

Adorable, Fully Leased, and Renovated
Harrisburg, PA 17109
3 Bed/1 Bath - Built in 1935



Square Feet	1,310
Initial Market Value	\$150,000
Purchase Price	\$150,000
Downpayment	\$37,500
Loan Origination Fees	\$0
Depreciable Closing Costs	\$7,500
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$45,000
Cost per Square Foot	\$115
Monthly Rent per Square Foot	\$1.15

Income	Monthly	Annual
Gross Rent	\$1,500	\$18,000
Vacancy Losses	-\$120	-\$1,440
Operating Income	\$1,380	\$16,560

Expenses	Monthly	Annual
Property Taxes	-\$142	-\$1,710
Insurance	-\$35	-\$420
Management Fees	-\$83	-\$994
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$120	-\$1,440
Other	-\$0	-\$0
Operating Expenses	-\$380	-\$4,564

Net Performance	Monthly	Annual
Net Operating Income	\$1,000	\$11,996
- Mortgage Payments	-\$639	-\$7,665
= Cash Flow	\$361	\$4,331
+ Principal Reduction	\$126	\$1,515
+ First-Year Appreciation	\$750	\$9,000
= Gross Equity Income	\$1,237	\$14,847
+ Tax Savings	\$0	\$0
= GEI w/Tax Savings	\$1,237	\$14,847

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$112,500	\$0
Monthly Payment	\$638.76	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	5.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.57
Annual Gross Rent Multiplier	8
Monthly Gross Rent Multiplier	100
Capitalization Rate	8.0%
Cash on Cash Return	10%
Total Return on Investment	33%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

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

Comments
All new paint, flooring, bathroom, kitchen with granite
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.