

## 1 Year Performance Projection

Pre Construction - 3 Bedroom Block Construction in Ocala  
Ocala, FL 34480  
Est. Completion- Sept-Nov 2020



Square Feet	1,357
Initial Market Value	\$159,900
Purchase Price	\$159,900
Downpayment	\$39,975
Loan Origination Fees	\$2,698
Depreciable Closing Costs	\$5,596
Other Closing Costs and Fixup	\$0
<b>Initial Cash Invested</b>	<b>\$48,270</b>
Cost per Square Foot	\$118
Monthly Rent per Square Foot	\$0.98

Income	Monthly	Annual
Gross Rent	\$1,325	\$15,900
Vacancy Losses	-\$66	-\$795
<b>Operating Income</b>	<b>\$1,259</b>	<b>\$15,105</b>

Expenses	Monthly	Annual
Property Taxes	-\$200	-\$2,398
Insurance	-\$27	-\$320
Management Fees	-\$101	-\$1,208
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$40	-\$477
Other	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$367</b>	<b>-\$4,404</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$892</b>	<b>\$10,701</b>
- Mortgage Payments	-\$797	-\$9,565
<b>= Cash Flow</b>	<b>\$95</b>	<b>\$1,137</b>
+ Principal Reduction	\$102	\$1,221
+ First-Year Appreciation	\$800	\$9,594
<b>= Gross Equity Income</b>	<b>\$996</b>	<b>\$11,951</b>
+ Tax Savings	\$71	\$857
<b>= GEI w/Tax Savings</b>	<b>\$1,067</b>	<b>\$12,808</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$119,925	\$0
Monthly Payment	\$797.06	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.12
Annual Gross Rent Multiplier	10
Monthly Gross Rent Multiplier	121
Capitalization Rate	6.7%
Cash on Cash Return	2%
<b>Total Return on Investment</b>	<b>25%</b>
<b>+ Tax Benefits: Deductions, Depreciation, 1031 Exchange</b>	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	5%
Management Fee	8%
Maintenance Percentage	3%

Comments
PRE-CONSTRUCTION! This 3 bedroom, 2 bath, 2 car garage

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