

1 Year Performance Projection

Cash flow currently under renovation
Lakeland, FL 33805
3/2 1964



Square Feet	1,204
Initial Market Value	\$140,000
Purchase Price	\$140,000
Downpayment	\$35,000
Loan Origination Fees	\$2,362
Depreciable Closing Costs	\$7,000
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$44,362
Cost per Square Foot	\$116
Monthly Rent per Square Foot	\$0.98

Income	Monthly	Annual
Gross Rent	\$1,175	\$14,100
Vacancy Losses	-\$94	-\$1,128
Operating Income	\$1,081	\$12,972

Expenses	Monthly	Annual
Property Taxes	-\$117	-\$1,400
Insurance	-\$83	-\$994
Management Fees	-\$86	-\$1,038
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$94	-\$1,128
Other	-\$0	-\$0
Operating Expenses	-\$380	-\$4,560

Net Performance	Monthly	Annual
Net Operating Income	\$701	\$8,412
- Mortgage Payments	-\$698	-\$8,374
= Cash Flow	\$3	\$38
+ Principal Reduction	\$89	\$1,069
+ First-Year Appreciation	\$700	\$8,400
= Gross Equity Income	\$792	\$9,507
+ Tax Savings	\$92	\$1,105
= GEI w/Tax Savings	\$884	\$10,611

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$105,000	\$0
Monthly Payment	\$697.86	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.00
Annual Gross Rent Multiplier	10
Monthly Gross Rent Multiplier	119
Capitalization Rate	6.0%
Cash on Cash Return	0%
Total Return on Investment	21%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

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

Comments
Recently remodeled

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