

## 1 Year Performance Projection

Great investment property!  
Alexandria, IN 46001  
4 Bdrm / 2 Bath - Built 1966



Square Feet	2,004
Initial Market Value	\$159,900
Purchase Price	\$159,900
Downpayment	\$39,975
Loan Origination Fees	\$2,698
Depreciable Closing Costs	\$6,396
Other Closing Costs and Fixup	\$0
<b>Initial Cash Invested</b>	<b>\$49,069</b>
Cost per Square Foot	\$80
Monthly Rent per Square Foot	\$0.64

Income	Monthly	Annual
Gross Rent	\$1,275	\$15,300
Vacancy Losses	-\$102	-\$1,224
<b>Operating Income</b>	<b>\$1,173</b>	<b>\$14,076</b>

Expenses	Monthly	Annual
Property Taxes	-\$43	-\$512
Insurance	-\$60	-\$720
Management Fees	-\$94	-\$1,126
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$102	-\$1,224
Other	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$298</b>	<b>-\$3,581</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$875</b>	<b>\$10,495</b>
- Mortgage Payments	-\$797	-\$9,565
<b>= Cash Flow</b>	<b>\$77</b>	<b>\$930</b>
+ Principal Reduction	\$102	\$1,221
+ First-Year Appreciation	\$800	\$9,594
<b>= Gross Equity Income</b>	<b>\$979</b>	<b>\$11,745</b>
+ Tax Savings	\$78	\$938
<b>= GEI w/Tax Savings</b>	<b>\$1,057</b>	<b>\$12,682</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	1.10
Annual Gross Rent Multiplier	10
Monthly Gross Rent Multiplier	125
Capitalization Rate	6.6%
Cash on Cash Return	2%
<b>Total Return on Investment</b>	<b>24%</b>
<b>+ Tax Benefits: Deductions, Depreciation, 1031 Exchange</b>	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	8%
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.