

1 Year Performance Projection

Nice Investment
Evansville, 47713
3 bdrm/ 1 bath - Built 1905



Square Feet	1,280
Initial Market Value	\$114,900
Purchase Price	\$114,900
Downpayment	\$28,725
Loan Origination Fees	\$1,724
Depreciable Closing Costs	\$4,596
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$35,044
Cost per Square Foot	\$90
Monthly Rent per Square Foot	\$0.74

Income	Monthly	Annual
Gross Rent	\$950	\$11,400
Vacancy Losses	-\$76	-\$912
Operating Income	\$874	\$10,488

Expenses	Monthly	Annual
Property Taxes	-\$86	-\$1,034
Insurance	-\$57	-\$689
Management Fees	-\$79	-\$944
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$76	-\$912
Other	-\$0	-\$0
Operating Expenses	-\$298	-\$3,579

Net Performance	Monthly	Annual
Net Operating Income	\$576	\$6,909
- Mortgage Payments	-\$393	-\$4,716
= Cash Flow	\$183	\$2,193
+ Principal Reduction	\$135	\$1,619
+ First-Year Appreciation	\$574	\$6,894
= Gross Equity Income	\$892	\$10,705
+ Tax Savings	\$0	\$0
= GEI w/Tax Savings	\$892	\$10,705

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$86,175	\$0
Monthly Payment	\$393.00	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	3.625%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.46
Annual Gross Rent Multiplier	10
Monthly Gross Rent Multiplier	121
Capitalization Rate	6.0%
Cash on Cash Return	6%
Total Return on Investment	31%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	9%
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.