

## 1 Year Performance Projection

Pre-Construction in Ocala  
Ocala, FL 34473  
NEW BLOCK Construction--> 3 BR, 2BA, 2 Car Garage



Square Feet	1,357
Initial Market Value	\$165,900
Purchase Price	\$165,900
Downpayment	\$41,475
Loan Origination Fees	\$1,244
Depreciable Closing Costs	\$5,806
Other Closing Costs and Fixup	\$0
<b>Initial Cash Invested</b>	<b>\$48,526</b>
Cost per Square Foot	\$122
Monthly Rent per Square Foot	\$1.01

Income	Monthly	Annual
Gross Rent	\$1,375	\$16,500
Vacancy Losses	-\$69	-\$825
<b>Operating Income</b>	<b>\$1,306</b>	<b>\$15,675</b>

Expenses	Monthly	Annual
Property Taxes	-\$207	-\$2,488
Insurance	-\$28	-\$332
Management Fees	-\$104	-\$1,254
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$41	-\$495
Other	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$381</b>	<b>-\$4,569</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$925</b>	<b>\$11,106</b>
- Mortgage Payments	-\$612	-\$7,345
<b>= Cash Flow</b>	<b>\$313</b>	<b>\$3,760</b>
+ Principal Reduction	\$175	\$2,098
+ First-Year Appreciation	\$830	\$9,954
<b>= Gross Equity Income</b>	<b>\$1,318</b>	<b>\$15,812</b>
+ Tax Savings	\$0	\$0
<b>= GEI w/Tax Savings</b>	<b>\$1,318</b>	<b>\$15,812</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$124,425	\$0
Monthly Payment	\$612.10	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	4.250%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.51
Annual Gross Rent Multiplier	10
Monthly Gross Rent Multiplier	121
Capitalization Rate	6.7%
Cash on Cash Return	8%
<b>Total Return on Investment</b>	<b>33%</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
Estimated Completion: Feb-April 2021

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