

## 1 Year Performance Projection

Duplex!  
Bonita Springs, FL 34135  
4 bdrm/ 2 bath each side - Built 1989



Square Feet	2,544
Initial Market Value	\$699,900
Purchase Price	\$699,900
Downpayment	\$174,975
Loan Origination Fees	\$11,811
Depreciable Closing Costs	\$20,997
Other Closing Costs and Fixup	\$0
<b>Initial Cash Invested</b>	<b>\$207,783</b>
Cost per Square Foot	\$275
Monthly Rent per Square Foot	\$2.36

Income	Monthly	Annual
Gross Rent	\$6,000	\$72,000
Vacancy Losses	-\$480	-\$5,760
<b>Operating Income</b>	<b>\$5,520</b>	<b>\$66,240</b>

Expenses	Monthly	Annual
Property Taxes	-\$700	-\$8,399
Insurance	-\$262	-\$3,150
Management Fees	-\$442	-\$5,299
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$300	-\$3,600
Other	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$1,704</b>	<b>-\$20,448</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$3,816</b>	<b>\$45,792</b>
- Mortgage Payments	-\$3,489	-\$41,866
<b>= Cash Flow</b>	<b>\$327</b>	<b>\$3,927</b>
+ Principal Reduction	\$445	\$5,342
+ First-Year Appreciation	\$3,500	\$41,994
<b>= Gross Equity Income</b>	<b>\$4,272</b>	<b>\$51,263</b>
+ Tax Savings	\$339	\$4,066
<b>= GEI w/Tax Savings</b>	<b>\$4,611</b>	<b>\$55,329</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$524,925	\$0
Monthly Payment	\$3,488.81	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.09
Annual Gross Rent Multiplier	10
Monthly Gross Rent Multiplier	117
Capitalization Rate	6.5%
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	8%
Management Fee	8%
Maintenance Percentage	5%

Comments

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