

1 Year Performance Projection

New Construction Ocala
Ocala, FL 34481
New Construction-Rent Ready



Square Feet	1,127
Initial Market Value	\$220,900
Purchase Price	\$220,900
Downpayment	\$55,225
Loan Origination Fees	\$3,728
Depreciable Closing Costs	\$6,627
Other Closing Costs and Fixup	\$3,000
Initial Cash Invested	\$68,580
Cost per Square Foot	\$196
Monthly Rent per Square Foot	\$1.60

Income	Monthly	Annual
Gross Rent	\$1,800	\$21,600
Vacancy Losses	-\$108	-\$1,296
Operating Income	\$1,692	\$20,304

Expenses	Monthly	Annual
Property Taxes	-\$276	-\$3,314
Insurance	-\$52	-\$619
Management Fees	-\$135	-\$1,624
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$36	-\$432
Other	-\$0	-\$0
Operating Expenses	-\$499	-\$5,988

Net Performance	Monthly	Annual
Net Operating Income	\$1,193	\$14,316
- Mortgage Payments	-\$1,101	-\$13,214
= Cash Flow	\$92	\$1,102
+ Principal Reduction	\$141	\$1,686
+ First-Year Appreciation	\$1,104	\$13,254
= Gross Equity Income	\$1,337	\$16,042
+ Tax Savings	\$111	\$1,330
= GEI w/Tax Savings	\$1,448	\$17,373

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$165,675	\$0
Monthly Payment	\$1,101.13	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.08
Annual Gross Rent Multiplier	10
Monthly Gross Rent Multiplier	123
Capitalization Rate	6.5%
Cash on Cash Return	2%
Total Return on Investment	23%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	6%
Management Fee	8%
Maintenance Percentage	2%

Comments
Marion County-this home is located south of the World E
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.