

1 Year Performance Projection

New Construction Duplex
Palm Coast, FL 32164
4BR, 4BA - City Utilities



Square Feet	1,954
Initial Market Value	\$398,900
Purchase Price	\$398,900
Downpayment	\$99,725
Loan Origination Fees	\$2,992
Depreciable Closing Costs	\$13,962
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$116,678
Cost per Square Foot	\$204
Monthly Rent per Square Foot	\$1.33

Income	Monthly	Annual
Gross Rent	\$2,600	\$31,200
Vacancy Losses	-\$130	-\$1,560
Operating Income	\$2,470	\$29,640

Expenses	Monthly	Annual
Property Taxes	-\$482	-\$5,784
Insurance	-\$83	-\$997
Management Fees	-\$198	-\$2,371
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$78	-\$936
Other	-\$0	-\$0
Operating Expenses	-\$841	-\$10,088

Net Performance	Monthly	Annual
Net Operating Income	\$1,629	\$19,552
- Mortgage Payments	-\$1,407	-\$16,882
= Cash Flow	\$222	\$2,670
+ Principal Reduction	\$449	\$5,384
+ First-Year Appreciation	\$1,994	\$23,934
= Gross Equity Income	\$2,666	\$31,987
+ Tax Savings	\$116	\$1,392
= GEI w/Tax Savings	\$2,782	\$33,380

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$299,175	\$0
Monthly Payment	\$1,406.83	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	3.875%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.16
Annual Gross Rent Multiplier	13
Monthly Gross Rent Multiplier	153
Capitalization Rate	4.9%
Cash on Cash Return	2%
Total Return on Investment	27%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	5%
Management Fee	8%
Maintenance Percentage	3%

Comments
Estimated Completion is Nov- Jan 2022
Property has a

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