

## 1 Year Performance Projection

New Construction Duplex  
Port Charlotte , FL 33984  
4BR, 4BA, Pre-Construction



Square Feet	2,332
Initial Market Value	\$365,900
Purchase Price	\$365,900
Downpayment	\$365,900
Loan Origination Fees	\$0
Depreciable Closing Costs	\$16,466
Other Closing Costs and Fixup	\$0
<b>Initial Cash Invested</b>	<b>\$382,366</b>
Cost per Square Foot	\$157
Monthly Rent per Square Foot	\$1.04

Income	Monthly	Annual
Gross Rent	\$2,425	\$29,100
Vacancy Losses	-\$194	-\$2,328
<b>Operating Income</b>	<b>\$2,231</b>	<b>\$26,772</b>

Expenses	Monthly	Annual
Property Taxes	-\$457	-\$5,488
Insurance	-\$61	-\$732
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$17	-\$200
Association Fees	-\$0	-\$0
Maintenance	-\$73	-\$873
Other	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$608</b>	<b>-\$7,293</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$1,623</b>	<b>\$19,479</b>
- Mortgage Payments	\$0	\$0
<b>= Cash Flow</b>	<b>\$1,623</b>	<b>\$19,479</b>
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$1,830	\$21,954
<b>= Gross Equity Income</b>	<b>\$3,453</b>	<b>\$41,433</b>
+ Tax Savings	\$0	\$0
<b>= GEI w/Tax Savings</b>	<b>\$3,453</b>	<b>\$41,433</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	0%	0%
Loan Amount	\$0	\$0
Monthly Payment	\$0.00	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	4.000%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	N/A
Annual Gross Rent Multiplier	13
Monthly Gross Rent Multiplier	151
Capitalization Rate	5.3%
Cash on Cash Return	5%
<b>Total Return on Investment</b>	<b>11%</b>
<b>+ Tax Benefits: Deductions, Depreciation, 1031 Exchange</b>	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	0%
Maintenance Percentage	3%

Comments
Estimated Completion Nov- Jan 2022
4 Bedrooms (2 Bed
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.