

## Property Summary

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

Square Feet	1,954
Purchase Price	\$398,900
Initial Market Value	\$398,900
Downpayment	\$99,725
Closing Costs	\$16,953
<b>Initial Cash Invested</b>	<b>\$116,678</b>

Income & Expenses	Monthly	Annual
Gross Rent	\$2,600	\$31,200
Vacancy Losses	\$130	\$1,560
<b>Operating Income</b>	<b>\$2,470</b>	<b>\$29,640</b>
<b>Operating Expenses</b>	<b>\$841</b>	<b>\$10,088</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$1,629</b>	<b>\$19,552</b>
- Mortgage Payments	\$1,407	\$16,882
<b>= Cash Flow</b>	<b>\$222</b>	<b>\$2,670</b>
+ Principal Reduction	\$449	\$5,384
+ First-Year Appreciation	\$1,994	\$23,934
<b>= Gross Equity Income</b>	<b>\$2,666</b>	<b>\$31,987</b>



Financial Indicators	
Capitalization Rate	4.9%
Cash on Cash Return	2%
<b>Total Return on Investment</b>	<b>27%</b>

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

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.