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
Initial Cash Invested	**$116,678**

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

Financial Indicators	
Capitalization Rate	4.9%
Cash on Cash Return	2%
Total Return on Investment	**27%**

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.