

## Property Summary

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



Square Feet	2,332
Purchase Price	\$365,900
Initial Market Value	\$365,900
Downpayment	\$365,900
Closing Costs	\$16,466
<b>Initial Cash Invested</b>	<b>\$382,366</b>

Income & Expenses	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>
<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>

### Financial Indicators

Capitalization Rate	5.3%
Cash on Cash Return	5%
<b>Total Return on Investment</b>	<b>11%</b>

### Assumptions

Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	0%

### 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.