

Property Summary

100% Occupied Duplex
Punta Gorda, FL 33983
2 bdrm/ 2 bath each side - Built 2023

General Information	
Square Feet	2,104
Purchase Price	\$425,000
Initial Market Value	\$425,000
Downpayment	\$106,250
Closing Costs	\$15,938
Initial Cash Invested	\$122,188

Income & Expenses	Monthly	Annual
Gross Rent	\$3,540	\$42,480
Vacancy Losses	\$283	\$3,398
Operating Income	\$3,257	\$39,082
Operating Expenses	\$1,075	\$12,901

Net Performance	Monthly	Annual
Net Operating Income	\$2,182	\$26,180
- Mortgage Payments	\$2,015	\$24,177
= Cash Flow	\$167	\$2,004
+ Principal Reduction	\$297	\$3,563
+ First-Year Appreciation	\$2,125	\$25,500
= Gross Equity Income	\$2,589	\$31,067



Financial Indicators	
Capitalization Rate	6.2%
Cash on Cash Return	2%
Total Return on Investment	25%

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

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