

1 Year Performance Projection

TURNKEY INVESTMENT - CASH FLOWING TRIPLEX

Stockton, CA 95210

Instant cash flow on recently remodeled triplex



Square Feet	2,960
Initial Market Value	\$625,000
Purchase Price	\$625,000
Downpayment	\$156,250
Loan Origination Fees	\$4,688
Depreciable Closing Costs	\$12,500
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$173,438
Cost per Square Foot	\$211
Monthly Rent per Square Foot	\$1.62

Income	Monthly	Annual
Gross Rent	\$4,800	\$57,600
Vacancy Losses	-\$240	-\$2,880
Operating Income	\$4,560	\$54,720

Expenses	Monthly	Annual
Property Taxes	-\$260	-\$3,125
Insurance	-\$156	-\$1,875
Management Fees	-\$100	-\$1,200
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$240	-\$2,880
Other	-\$689	-\$8,270
Operating Expenses	-\$1,446	-\$17,350

Net Performance	Monthly	Annual
Net Operating Income	\$3,114	\$37,370
- Mortgage Payments	-\$2,963	-\$35,554
= Cash Flow	\$151	\$1,816
+ Principal Reduction	\$437	\$5,239
+ First-Year Appreciation	\$2,604	\$31,250
= Gross Equity Income	\$3,192	\$38,305
+ Tax Savings	\$331	\$3,972
= GEI w/Tax Savings	\$3,523	\$42,277

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$468,750	\$0
Monthly Payment	\$2,962.82	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.05
Annual Gross Rent Multiplier	11
Monthly Gross Rent Multiplier	130
Capitalization Rate	6.0%
Cash on Cash Return	1%
Total Return on Investment	22%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	5%
Vacancy Rate	5%
Management Fee	\$100
Maintenance Percentage	5%

Comments
2 tenants have 1 year leases 1 tenant been there over

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