

## 1 Year Performance Projection

Lake Front Property  
Lakewood Ranch, FL 34202  
3BR, 2BA, Built in 2013



Square Feet	1,846
Initial Market Value	\$419,900
Purchase Price	\$419,900
Downpayment	\$104,975
Loan Origination Fees	\$3,149
Depreciable Closing Costs	\$4,199
Other Closing Costs and Fixup	\$0
<b>Initial Cash Invested</b>	<b>\$112,323</b>
Cost per Square Foot	\$227
Monthly Rent per Square Foot	\$1.35

Income	Monthly	Annual
Gross Rent	\$2,500	\$30,000
Vacancy Losses	-\$200	-\$2,400
<b>Operating Income</b>	<b>\$2,300</b>	<b>\$27,600</b>

Expenses	Monthly	Annual
Property Taxes	-\$525	-\$6,298
Insurance	-\$140	-\$1,680
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$10	-\$120
Maintenance	-\$100	-\$1,200
Other	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$775</b>	<b>-\$9,298</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$1,525</b>	<b>\$18,302</b>
- Mortgage Payments	-\$1,991	-\$23,886
<b>= Cash Flow</b>	<b>-\$465</b>	<b>-\$5,585</b>
+ Principal Reduction	\$293	\$3,520
+ First-Year Appreciation	\$2,100	\$25,194
<b>= Gross Equity Income</b>	<b>\$1,927</b>	<b>\$23,129</b>
+ Tax Savings	\$413	\$4,950
<b>= GEI w/Tax Savings</b>	<b>\$2,340</b>	<b>\$28,080</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$314,925	\$0
Monthly Payment	\$1,990.54	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	0.77
Annual Gross Rent Multiplier	14
Monthly Gross Rent Multiplier	168
Capitalization Rate	4.4%
Cash on Cash Return	-5%
<b>Total Return on Investment</b>	<b>21%</b>
<b>+ Tax Benefits: Deductions, Depreciation, 1031 Exchange</b>	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	0%
Maintenance Percentage	4%

Comments
*Newly Remodeled!
*Great Area!

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