

Property Summary

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

General Information	
Square Feet	1,846
Purchase Price	\$419,900
Initial Market Value	\$419,900
Downpayment	\$104,975
Closing Costs	\$7,348
Initial Cash Invested	\$112,323



Income & Expenses	Monthly	Annual
Gross Rent	\$2,500	\$30,000
Vacancy Losses	\$200	\$2,400
Operating Income	\$2,300	\$27,600
Operating Expenses	\$775	\$9,298

Net Performance	Monthly	Annual
Net Operating Income	\$1,525	\$18,302
- Mortgage Payments	\$1,991	\$23,886
= Cash Flow	-\$465	-\$5,585
+ Principal Reduction	\$293	\$3,520
+ First-Year Appreciation	\$2,100	\$25,194
= Gross Equity Income	\$1,927	\$23,129

Financial Indicators	
Capitalization Rate	4.4%
Cash on Cash Return	-5%
Total Return on Investment	21%

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

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.