

Property Summary

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

General Information	
Square Feet	1,846
Purchase Price	\$449,900
Initial Market Value	\$449,900
Downpayment	\$112,475
Closing Costs	\$7,873
Initial Cash Invested	\$120,348



Income & Expenses	Monthly	Annual
Gross Rent	\$2,500	\$30,000
Vacancy Losses	\$200	\$2,400
Operating Income	\$2,300	\$27,600
Operating Expenses	\$822	\$9,868

Net Performance	Monthly	Annual
Net Operating Income	\$1,478	\$17,732
- Mortgage Payments	\$2,133	\$25,593
= Cash Flow	-\$655	-\$7,861
+ Principal Reduction	\$314	\$3,772
+ First-Year Appreciation	\$2,250	\$26,994
= Gross Equity Income	\$1,909	\$22,904

Financial Indicators	
Capitalization Rate	3.9%
Cash on Cash Return	-7%
Total Return on Investment	19%

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.