

## 1 Year Performance Projection

Newly Renovated Duplex  
Kansas City, MO 64131  
2BR, 1.5BA each side, Built in 1955



Square Feet	2,953
Initial Market Value	\$299,900
Purchase Price	\$299,900
Downpayment	\$74,975
Loan Origination Fees	\$2,249
Depreciable Closing Costs	\$8,997
Other Closing Costs and Fixup	\$0
<b>Initial Cash Invested</b>	<b>\$86,221</b>
Cost per Square Foot	\$102
Monthly Rent per Square Foot	\$0.91

Income	Monthly	Annual
Gross Rent	\$2,700	\$32,400
Vacancy Losses	-\$216	-\$2,592
<b>Operating Income</b>	<b>\$2,484</b>	<b>\$29,808</b>

Expenses	Monthly	Annual
Property Taxes	-\$380	-\$4,558
Insurance	-\$125	-\$1,500
Management Fees	-\$199	-\$2,385
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$216	-\$2,592
Other	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$920</b>	<b>-\$11,035</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$1,564</b>	<b>\$18,773</b>
- Mortgage Payments	-\$1,422	-\$17,060
<b>= Cash Flow</b>	<b>\$143</b>	<b>\$1,713</b>
+ Principal Reduction	\$210	\$2,514
+ First-Year Appreciation	\$1,500	\$17,994
<b>= Gross Equity Income</b>	<b>\$1,852</b>	<b>\$22,221</b>
+ Tax Savings	\$138	\$1,655
<b>= GEI w/Tax Savings</b>	<b>\$1,990</b>	<b>\$23,876</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$224,925	\$0
Monthly Payment	\$1,421.68	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators		
Debt Coverage Ratio		1.10
Annual Gross Rent Multiplier		9
Monthly Gross Rent Multiplier		111
Capitalization Rate		6.3%
Cash on Cash Return		2%
<b>Total Return on Investment</b>		<b>26%</b>
<b>+ Tax Benefits: Deductions, Depreciation, 1031 Exchange</b>		

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

Comments	
2% Seller credit towards rate buy down or closing costs	
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.	