

Property Summary

Renovated SFR in Davenport Iowa
Davenport, IA 52803
Renovated Fourplex - Built 1914

General Information	
Square Feet	2,340
Purchase Price	\$399,000
Initial Market Value	\$399,000
Downpayment	\$99,750
Closing Costs	\$108,978
Initial Cash Invested	\$208,728

Income & Expenses	Monthly	Annual
Gross Rent	\$7,200	\$86,400
Vacancy Losses	\$0	\$0
Operating Income	\$7,200	\$86,400
Operating Expenses	\$3,612	\$43,347

Net Performance	Monthly	Annual
Net Operating Income	\$3,588	\$43,053
- Mortgage Payments	\$1,891	\$22,698
= Cash Flow	\$1,696	\$20,355
+ Principal Reduction	\$279	\$3,345
+ First-Year Appreciation	\$998	\$11,970
= Gross Equity Income	\$2,972	\$35,670



Financial Indicators	
Capitalization Rate	10.8%
Cash on Cash Return	10%
Total Return on Investment	17%

Assumptions	
Real Estate Appreciation Rate	3%
Vacancy Rate	0%
Management Fee	10%

Comments
Completely renovated (275,000 reno) Really nice part of

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