

1 Year Performance Projection

Renovated SFR in Davenport Iowa
Davenport, IA 52803
Renovated duplex - Built 1900



Square Feet	2,695
Initial Market Value	\$229,000
Purchase Price	\$229,000
Downpayment	\$229,000
Loan Origination Fees	\$0
Depreciable Closing Costs	\$3,435
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$232,435
Cost per Square Foot	\$85
Monthly Rent per Square Foot	\$0.86

Income	Monthly	Annual
Gross Rent	\$2,325	\$27,900
Vacancy Losses	-\$186	-\$2,232
Operating Income	\$2,139	\$25,668

Expenses	Monthly	Annual
Property Taxes	-\$172	-\$2,061
Insurance	-\$153	-\$1,832
Management Fees	-\$214	-\$2,567
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$186	-\$2,232
Other	-\$0	-\$0
Operating Expenses	-\$724	-\$8,692

Net Performance	Monthly	Annual
Net Operating Income	\$1,415	\$16,976
- Mortgage Payments	\$0	\$0
= Cash Flow	\$1,415	\$16,976
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$572	\$6,870
= Gross Equity Income	\$1,987	\$23,846
+ Tax Savings	\$0	\$0
= GEI w/Tax Savings	\$1,987	\$23,846

Mortgage Info	First	Second
Loan-to-Value Ratio	0%	0%
Loan Amount	\$0	\$0
Monthly Payment	\$0.00	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	0.000%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	N/A
Annual Gross Rent Multiplier	8
Monthly Gross Rent Multiplier	98
Capitalization Rate	7.4%
Cash on Cash Return	7%
Total Return on Investment	10%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	3%
Vacancy Rate	8%
Management Fee	10%
Maintenance Percentage	8%

Comments
Completely renovated, tenants just moved in. 190,000 r

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