

Property Summary

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

| General Information | |
|-----------------------|-----------|
| Square Feet | 2,695 |
| Purchase Price | \$229,000 |
| Initial Market Value | \$229,000 |
| Downpayment | \$229,000 |
| Closing Costs | \$3,435 |
| Initial Cash Invested | \$232,435 |

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



| Financial Indicators | |
|----------------------------|------|
| Capitalization Rate | 7.4% |
| Cash on Cash Return | 7% |
| Total Return on Investment | 10% |

| Assumptions | |
|-------------------------------|-----|
| Real Estate Appreciation Rate | 3% |
| Vacancy Rate | 8% |
| Management Fee | 10% |

| Comments |
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| 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.