

Property Summary

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

General Information	
Square Feet	1,814
Purchase Price	\$249,000
Initial Market Value	\$249,000
Downpayment	\$62,250
Closing Costs	\$55,602
Initial Cash Invested	\$117,852

Income & Expenses	Monthly	Annual
Gross Rent	\$3,350	\$40,200
Vacancy Losses	\$0	\$0
Operating Income	\$3,350	\$40,200
Operating Expenses	\$1,714	\$20,562

Net Performance	Monthly	Annual
Net Operating Income	\$1,636	\$19,638
- Mortgage Payments	\$1,180	\$14,165
= Cash Flow	\$456	\$5,473
+ Principal Reduction	\$174	\$2,087
+ First-Year Appreciation	\$622	\$7,470
= Gross Equity Income	\$1,253	\$15,030



Financial Indicators	
Capitalization Rate	7.9%
Cash on Cash Return	5%
Total Return on Investment	13%

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

Comments
Completely renovatedReally nice part of town near hospi

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