

## 1 Year Performance Projection

SFR-Concrete Block  
Ocala, FL 34473  
4 bedrooms 2 bathrooms 2025 year built  
Buyer incentives!



Square Feet	1,924
Initial Market Value	\$332,900
Purchase Price	\$332,900
Downpayment	\$83,225
Loan Origination Fees	\$9,862
Depreciable Closing Costs	\$9,987
Other Costs and Fixup	\$0
<b>Approximate Cash Invested</b>	<b>\$103,074</b>
Cost per Square Foot	\$173
Monthly Rent per Square Foot	\$1.18

Projected Income	Monthly	Annual
Projected Rent	\$2,265	\$27,180
Vacancy Losses	-\$181	-\$2,174
<b>Operating Income</b>	<b>\$2,084</b>	<b>\$25,006</b>

Estimated Expenses	Monthly	Annual
Property Taxes	-\$416	-\$4,994
Insurance	-\$61	-\$732
Management Fees	-\$167	-\$2,000
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$90	-\$1,080
Maintenance	-\$45	-\$544
Other (Utilities, Supplies, etc.)	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$779</b>	<b>-\$9,350</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$1,305</b>	<b>\$15,656</b>
- Mortgage Payments	-\$1,156	-\$13,875
<b>= Cash Flow</b>	<b>\$148</b>	<b>\$1,780</b>
+ Principal Reduction	\$383	\$4,591
+ First-Year Appreciation	\$1,664	\$19,974
<b>= Gross Equity Income</b>	<b>\$2,195</b>	<b>\$26,345</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$249,675	\$0
Monthly Payment	\$1,156.28	\$0.00
Loan Type	Amortizing ARM	
Term	10 Years	
Interest Rate	3.750%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Rent-to-Value Ratio™ (RV Ratio™)	0.7%
Debt Coverage Ratio	1.13
Annual Gross Rent Multiplier	12
Capitalization Rate	4.7%
Cash on Cash Return	2%
<b>Return on Investment</b>	<b>26%</b>
<b>+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...</b>	

Assumptions	
Projected Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	8%
Maintenance Percentage	2%

Comments
2-10 warranty

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