

1 Year Performance Projection

QUAD - 3/4 Units Occupied
 Jacksonville, FL 32244
 8bd | 8ba | Built: 2024
 2 bdrm/ 2 bath each unit - Built 2024



| | |
|----------------------------------|------------------|
| Square Feet | 4,288 |
| Initial Market Value | \$760,000 |
| Purchase Price | \$760,000 |
| Downpayment | \$228,000 |
| Loan Origination Fees | \$10,640 |
| Depreciable Closing Costs | \$15,200 |
| Other Costs and Fixup | \$0 |
| Approximate Cash Invested | \$253,840 |
| Cost per Square Foot | \$177 |
| Monthly Rent per Square Foot | \$1.17 |

| Projected Income | Monthly | Annual |
|-------------------------|----------------|-----------------|
| Projected Rent | \$5,000 | \$60,000 |
| Vacancy Losses | -\$400 | -\$4,800 |
| Operating Income | \$4,600 | \$55,200 |

| Estimated Expenses | Monthly | Annual |
|-----------------------------------|--|---|
| Property Taxes | -\$507 | -\$6,080 |
| Insurance | -\$190 | -\$2,280 |
| Management Fees | -\$0 | -\$0 |
| Leasing/Advertising Fees | -\$0 | -\$0 |
| Association Fees | -\$437 | -\$5,244 |
| Maintenance | -\$100 | -\$1,200 |
| Other (Utilities, Supplies, etc.) | -\$0 | -\$0 |
| Operating Expenses | -\$1,234 | -\$14,804 |

| Net Performance | Monthly | Annual |
|------------------------------|--|---|
| Net Operating Income | \$3,366 | \$40,396 |
| - Mortgage Payments | -\$2,882 | -\$34,580 |
| = Cash Flow | \$485 | \$5,816 |
| + Principal Reduction | \$0 | \$0 |
| + Inflation Induced Debt | | |
| Destruction® (IIDD) - Beta | \$1,330 | \$15,960 |
| + First-Year Appreciation | \$3,800 | \$45,600 |
| = Gross Equity Income | \$5,615 | \$67,376 |

| Mortgage Info | First | Second |
|---------------------|---------------------|--------|
| Loan-to-Value Ratio | 70% | 0% |
| Loan Amount | \$532,000 | \$0 |
| Monthly Payment | \$2,881.67 | \$0.00 |
| Loan Type | Interest Only Fixed | |
| Term | 10 Years | |
| Interest Rate | 6.500% | 0.000% |
| Monthly PMI | \$0 | |

| Financial Indicators | | |
|--|--|------------|
| Rent-to-Value Ratio™ (RV Ratio™) | | 0.7% |
| Debt Coverage Ratio | | 1.17 |
| Annual Gross Rent Multiplier | | 13 |
| Capitalization Rate | | 5.3% |
| Cash on Cash Return | | 2% |
| Return on Investment | | 20% |
| Return on Investment with IIDD | | 27% |
| + Tax Benefits: Deductions, Depreciation, 1031 Exchange... | | |

| Assumptions | | |
|-----------------------------|--|----|
| Projected Appreciation Rate | | 6% |
| Projected Inflation Rate | | 3% |
| Vacancy Rate | | 8% |
| Management Fee | | 0% |
| Maintenance Percentage | | 2% |

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