

1 Year Performance Projection

Pre-Construction Duplex
Port Charlotte, FL 33954
4BR, 4BA, New Construction



Square Feet	2,104
Initial Market Value	\$354,900
Purchase Price	\$354,900
Downpayment	\$88,725
Loan Origination Fees	\$1,331
Depreciable Closing Costs	\$10,647
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$100,703
Cost per Square Foot	\$169
Monthly Rent per Square Foot	\$1.16

Income	Monthly	Annual
Gross Rent	\$2,450	\$29,400
Vacancy Losses	-\$147	-\$1,764
Operating Income	\$2,303	\$27,636

Expenses	Monthly	Annual
Property Taxes	-\$444	-\$5,324
Insurance	-\$59	-\$710
Management Fees	-\$184	-\$2,211
Leasing/Advertising Fees	-\$17	-\$200
Association Fees	-\$0	-\$0
Maintenance	-\$49	-\$588
Other	-\$75	-\$900
Operating Expenses	-\$828	-\$9,932

Net Performance	Monthly	Annual
Net Operating Income	\$1,475	\$17,704
- Mortgage Payments	-\$1,195	-\$14,343
= Cash Flow	\$280	\$3,361
+ Principal Reduction	\$426	\$5,108
+ First-Year Appreciation	\$1,774	\$21,294
= Gross Equity Income	\$2,480	\$29,763
+ Tax Savings	\$64	\$769
= GEI w/Tax Savings	\$2,544	\$30,532

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$266,175	\$0
Monthly Payment	\$1,195.24	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	3.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.23
Annual Gross Rent Multiplier	12
Monthly Gross Rent Multiplier	145
Capitalization Rate	5.0%
Cash on Cash Return	3%
Total Return on Investment	30%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

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

Comments
Estimated Completion is Dec 2021- Feb 2022

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