

1 Year Performance Projection

New Construction Duplex
Palm Coast, FL 32164
4BR, 4BA - City Utilities



| | |
|-------------------------------|------------------|
| Square Feet | 1,954 |
| Initial Market Value | \$398,900 |
| Purchase Price | \$398,900 |
| Downpayment | \$99,725 |
| Loan Origination Fees | \$2,992 |
| Depreciable Closing Costs | \$13,962 |
| Other Closing Costs and Fixup | \$0 |
| Initial Cash Invested | \$116,678 |
| Cost per Square Foot | \$204 |
| Monthly Rent per Square Foot | \$1.33 |

| Income | Monthly | Annual |
|-------------------------|----------------|-----------------|
| Gross Rent | \$2,600 | \$31,200 |
| Vacancy Losses | -\$130 | -\$1,560 |
| Operating Income | \$2,470 | \$29,640 |

| Expenses | Monthly | Annual |
|---------------------------|---------------|------------------|
| Property Taxes | -\$482 | -\$5,784 |
| Insurance | -\$83 | -\$997 |
| Management Fees | -\$198 | -\$2,371 |
| Leasing/Advertising Fees | -\$0 | -\$0 |
| Association Fees | -\$0 | -\$0 |
| Maintenance | -\$78 | -\$936 |
| Other | -\$0 | -\$0 |
| Operating Expenses | -\$841 | -\$10,088 |

| Net Performance | Monthly | Annual |
|------------------------------|----------------|-----------------|
| Net Operating Income | \$1,629 | \$19,552 |
| - Mortgage Payments | -\$1,407 | -\$16,882 |
| = Cash Flow | \$222 | \$2,670 |
| + Principal Reduction | \$449 | \$5,384 |
| + First-Year Appreciation | \$1,994 | \$23,934 |
| = Gross Equity Income | \$2,666 | \$31,987 |
| + Tax Savings | \$116 | \$1,392 |
| = GEI w/Tax Savings | \$2,782 | \$33,380 |

| Mortgage Info | First | Second |
|---------------------|------------------|--------|
| Loan-to-Value Ratio | 75% | 0% |
| Loan Amount | \$299,175 | \$0 |
| Monthly Payment | \$1,406.83 | \$0.00 |
| Loan Type | Amortizing Fixed | |
| Term | 30 Years | |
| Interest Rate | 3.875% | 0.000% |
| Monthly PMI | \$0 | |

| Financial Indicators | |
|-----------------------------------|------------|
| Debt Coverage Ratio | 1.16 |
| Annual Gross Rent Multiplier | 13 |
| Monthly Gross Rent Multiplier | 153 |
| Capitalization Rate | 4.9% |
| Cash on Cash Return | 2% |
| Total Return on Investment | 27% |
| Total ROI with Tax Savings | 29% |

| Assumptions | |
|-------------------------------|----|
| Real Estate Appreciation Rate | 6% |
| Vacancy Rate | 5% |
| Management Fee | 8% |
| Maintenance Percentage | 3% |

| Comments |
|---|
| Estimated Completion is Nov- Jan 2022 |
| Property has a permit 10% due with contract |

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