

1 Year Performance Projection

New Construction Duplex
Port Charlotte , FL 33984
4BR, 4BA, Pre-Construction



Square Feet	2,332
Initial Market Value	\$365,900
Purchase Price	\$365,900
Downpayment	\$91,475
Loan Origination Fees	\$2,744
Depreciable Closing Costs	\$10,977
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$105,196
Cost per Square Foot	\$157
Monthly Rent per Square Foot	\$1.04

Income	Monthly	Annual
Gross Rent	\$2,425	\$29,100
Vacancy Losses	-\$194	-\$2,328
Operating Income	\$2,231	\$26,772

Expenses	Monthly	Annual
Property Taxes	-\$396	-\$4,757
Insurance	-\$122	-\$1,464
Management Fees	-\$178	-\$2,142
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$73	-\$873
Other	-\$0	-\$0
Operating Expenses	-\$770	-\$9,235

Net Performance	Monthly	Annual
Net Operating Income	\$1,461	\$17,537
- Mortgage Payments	-\$1,310	-\$15,722
= Cash Flow	\$151	\$1,815
+ Principal Reduction	\$403	\$4,833
+ First-Year Appreciation	\$1,830	\$21,954
= Gross Equity Income	\$2,383	\$28,602
+ Tax Savings	\$126	\$1,508
= GEI w/Tax Savings	\$2,509	\$30,110

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$274,425	\$0
Monthly Payment	\$1,310.15	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	4.000%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.12
Annual Gross Rent Multiplier	13
Monthly Gross Rent Multiplier	151
Capitalization Rate	4.8%
Cash on Cash Return	2%
Total Return on Investment	27%
Total ROI with Tax Savings	29%

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

Comments
Estimated Completion Nov- Jan 2022
4 Bedrooms (2 Beds/unit)
4 Baths (2 Baths/unit)
No Garage/Cover Lanai
Sq. Ft.: 2,332/each unit 1,166
On City Water and Septic
No HOA

*Information is not guaranteed and investors should do their own

research, get professional advice and conduct due diligence prior to investing.