

1 Year Performance Projection

Investment Property
Cape Coral, FL 33909
3BR, 2BA, Built in 2018



Square Feet	1,613
Initial Market Value	\$379,000
Purchase Price	\$379,000
Downpayment	\$94,750
Loan Origination Fees	\$6,396
Depreciable Closing Costs	\$11,370
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$112,516
Cost per Square Foot	\$235
Monthly Rent per Square Foot	\$1.49

Income	Monthly	Annual
Gross Rent	\$2,400	\$28,800
Vacancy Losses	-\$192	-\$2,304
Operating Income	\$2,208	\$26,496

Expenses	Monthly	Annual
Property Taxes	-\$379	-\$4,548
Insurance	-\$126	-\$1,516
Management Fees	-\$177	-\$2,120
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$72	-\$864
Other	-\$0	-\$0
Operating Expenses	-\$754	-\$9,048

Net Performance	Monthly	Annual
Net Operating Income	\$1,454	\$17,448
- Mortgage Payments	-\$1,889	-\$22,671
= Cash Flow	-\$435	-\$5,222
+ Principal Reduction	\$241	\$2,893
+ First-Year Appreciation	\$1,895	\$22,740
= Gross Equity Income	\$1,701	\$20,411
+ Tax Savings	\$394	\$4,722
= GEI w/Tax Savings	\$2,094	\$25,133

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$284,250	\$0
Monthly Payment	\$1,889.21	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.990%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	0.77
Annual Gross Rent Multiplier	13
Monthly Gross Rent Multiplier	158
Capitalization Rate	4.6%
Cash on Cash Return	-5%
Total Return on Investment	18%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

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

Comments

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