

1 Year Performance Projection

Parkway 8 Plex
North Little Rock, AR 72118
Repositioned 8 Plex with Nice Updates



Square Feet	6,800
Initial Market Value	\$ 434,900
Purchase Price	\$ 434,900
Downpayment	\$ 108,725
Loan Origination Fees	\$ 3,261
Depreciable Closing Costs	\$ 8,698
Other Closing Costs and Fixup	\$ 0
Initial Cash Invested	\$ 120,684
Cost per Square Foot	\$ 63
Monthly Rent per Square Foot	\$ 0.72

Income	Monthly	Annual
Gross Rent	\$ 4,920	\$ 59,040
Vacancy Losses	\$ -590	\$ -7,084
Operating Income	\$ 4,329	\$ 51,955

Expenses	Monthly	Annual
Property Taxes	\$ -362	\$ -4,349
Insurance	\$ -308	\$ -3,696
Management Fees	\$ -346	\$ -4,156
Leasing/Advertising Fees	\$ 0	\$ 0
Association Fees	\$ 0	\$ 0
Maintenance	\$ -393	\$ -4,723
Other	\$ -175	\$ -2,100
Operating Expenses	\$ -1,585	\$ -19,025

Net Performance	Monthly	Annual
Net Operating Income	\$ 2,744	\$ 32,929
- Mortgage Payments	\$ -1,954	\$ -23,455
= Cash Flow	\$ 789	\$ 9,474
+ Principal Reduction	\$ 540	\$ 6,485
+ First-Year Appreciation	\$ 362	\$ 4,349
= Gross Equity Income	\$ 1,692	\$ 20,309
+ Tax Savings	\$ 0	\$ 0
= GEI w/Tax Savings	\$ 1,692	\$ 20,309

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$ 326,175	\$ 0
Monthly Payment	\$ 1,954.60	\$ 0.00
Loan Type	Amortizing Fixed	
Term	25 Years	
Interest Rate	5.250%	0.000%
Monthly PMI	\$ 0	

Financial Indicators	
Debt Coverage Ratio	1.40
Annual Gross Rent Multiplier	7
Monthly Gross Rent Multiplier	88
Capitalization Rate	7.6%
Cash on Cash Return	8%
Total Return on Investment	17%
Total ROI with Tax Savings	17%

Assumptions	
Real Estate Appreciation Rate	1%
Vacancy Rate	12%
Management Fee	8%
Maintenance Percentage	8%

Comments	
Massive overhaul and repositioning. Commercial financing at 20 yr Amortization, 25% Down, 5%. 5 yr fixed rate. Rents \$595. Rates may vary depending on strength of buyer. 6 Month No Maintenance Warranty. Ask for Scope of Work.	

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