

1 Year Performance Projection

20 Unit Linda Ln
Jacksonville, AR 72076
20 Unt



| | |
|-------------------------------|-------------------|
| Square Feet | 23,250 |
| Initial Market Value | \$ 950,000 |
| Purchase Price | \$ 950,000 |
| Downpayment | \$ 237,500 |
| Loan Origination Fees | \$ 7,125 |
| Depreciable Closing Costs | \$ 38,000 |
| Other Closing Costs and Fixup | \$ 0 |
| Initial Cash Invested | \$ 282,625 |
| Cost per Square Foot | \$ 40 |
| Monthly Rent per Square Foot | \$ 0.54 |

| Income | Monthly | Annual |
|-------------------------|------------------|-------------------|
| Gross Rent | \$ 12,570 | \$ 150,840 |
| Vacancy Losses | \$ -1,005 | \$ -12,067 |
| Operating Income | \$ 11,564 | \$ 138,772 |

| Expenses | Monthly | Annual |
|---------------------------|------------------|-------------------|
| Property Taxes | \$ -617 | \$ -7,410 |
| Insurance | \$ -593 | \$ -7,125 |
| Management Fees | \$ -925 | \$ -11,101 |
| Leasing/Advertising Fees | \$ 0 | \$ 0 |
| Association Fees | \$ 0 | \$ 0 |
| Maintenance | \$ -1,005 | \$ -12,067 |
| Other | \$ -2,335 | \$ -28,020 |
| Operating Expenses | \$ -5,477 | \$ -65,724 |

| Net Performance | Monthly | Annual |
|------------------------------|-----------------|------------------|
| Net Operating Income | \$ 6,087 | \$ 73,048 |
| - Mortgage Payments | \$ -4,375 | \$ -52,504 |
| = Cash Flow | \$ 1,712 | \$ 20,544 |
| + Principal Reduction | \$ 1,138 | \$ 13,657 |
| + First-Year Appreciation | \$ 791 | \$ 9,500 |
| = Gross Equity Income | \$ 3,641 | \$ 43,702 |
| + Tax Savings | \$ 0 | \$ 0 |
| = GEI w/Tax Savings | \$ 3,641 | \$ 43,702 |

| Mortgage Info | First | Second |
|---------------------|------------------|---------|
| Loan-to-Value Ratio | 75% | 0% |
| Loan Amount | \$ 712,500 | \$ 0 |
| Monthly Payment | \$ 4,375.37 | \$ 0.00 |
| Loan Type | Amortizing Fixed | |
| Term | 25 Years | |
| Interest Rate | 5.500% | 0.000% |
| Monthly PMI | \$ 0 | |

| Financial Indicators | |
|-----------------------------------|------------|
| Debt Coverage Ratio | 1.39 |
| Annual Gross Rent Multiplier | 6 |
| Monthly Gross Rent Multiplier | 76 |
| Capitalization Rate | 7.7% |
| Cash on Cash Return | 7% |
| Total Return on Investment | 15% |
| Total ROI with Tax Savings | 15% |

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

Comments

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