



Pinnacle
Investment Properties

408 661-5903

City, State Davenport, IA
 Street 4018 N. Elsie Ave
 Property Type Duplex
 Year Built 1975
 Living Area Sq Ft 2,088
 Bedrooms 3 per side
 Baths 1 per side
 Neighborhood Class C

Price **\$220,000**
 Cost per Sq Ft \$105.36
 Monthly Rent per Sq Ft \$1.03

INCOME	MONTHLY	ANNUAL
Gross Rent	\$2,150.00	\$25,800.00
Vacancy Losses	\$107.50	\$1,290.00
Operating Income	\$2,042.50	\$24,510.00
EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$233.50	\$2,802
Insurance	\$80.00	\$960.00
Management*	\$193.50	\$2,322
Leasing/Advertising	\$0.00	\$0.00
Association Fees	\$0.00	\$0.00
Maintenance	\$107.50	\$4,018.00
Other	\$50.00	\$600.00
Operating Expenses	\$664.50	\$10,702.00
NET PERFORMANCE	MONTHLY	ANNUAL
Net Operating Income	\$1,378.00	\$16,536.00
Debt Service	\$815.08	\$9,781.00
Cash Flow	\$562.92	\$6,755.00
Principal Reduction	\$269.69	\$3,236.25
First Year Appreciation	\$733.33	\$8,800.00
Gross Equity Income	\$1,565.94	\$18,791.25



FINANCIAL INDICATORS	
Debt Cover Ratio	1.7
Annual Gross Rent Multiplier	8.5
Monthly Gross Rent Multiplier	102.33
Capitalization Rate	7.5%
Cash on Cash Return	15.4%
Total Return on Investment	42.7%
Rent ratio	1.0%
ASSUMPTIONS	
Real Estate Appreciation Rate	4%
Vacancy Rate	5%
Management Fee	9%
Maintenance Percentage	5%
MORTGAGE INFORMATION	
Loan to Value	80.0%
Downpayment	\$44,000
Loan Amount	\$176,000
Terms	360
Interest Rate	3.750%
Mortgage Payment	\$815.08

These are projections only and performance is not guaranteed. All investments have risk and investors should do their own due diligence

**No tenant placement fee

Vertical line on the left side of the page.