



408 661-5903

City, State Davenport, IA  
 Street 4106 N. Elsie Way  
 Property Type Duplex  
 Year Built 1978  
 Living Area Sq Ft 2,100  
 Bedrooms 3 per unit  
 Baths 1.5 per unit  
 Neighborhood Class C

**Price \$220,000**

Cost per Sq Ft \$104.76

Monthly Rent per Sq Ft \$1.05

INCOME	MONTHLY	ANNUAL
Gross Rent	\$2,200.00	\$26,400.00
Vacancy Losses	\$110.00	\$1,320.00
<b>Operating Income</b>	<b>\$2,090.00</b>	<b>\$25,080.00</b>

EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$213.33	\$2,560
Insurance	\$80.00	\$960.00
Management*	\$220.00	\$2,640
Leasing/Advertising	\$0.00	\$0.00
Lawncare/Snow plowing	\$0.00	\$0.00
Maintenance	\$110.00	\$1,320.00
Water/Sewer/Trash	\$0.00	\$0.00
<b>Operating Expenses</b>	<b>\$623.33</b>	<b>\$7,480.00</b>

NET PERFORMANCE	MONTHLY	ANNUAL
<b>Net Operating Income</b>	<b>\$1,466.67</b>	<b>\$17,600.00</b>
<b>Debt Service</b>	<b>\$873.19</b>	<b>\$10,478.32</b>
<b>Cash Flow</b>	<b>\$593.47</b>	<b>\$7,121.68</b>
<b>Principal Reduction</b>	<b>\$207.48</b>	<b>\$2,489.71</b>
First Year Appreciation	\$550.00	\$6,600.00
<b>Gross Equity Income</b>	<b>\$1,350.95</b>	<b>\$16,211.39</b>



**FINANCIAL INDICATORS**

Debt Cover Ratio	1.7
Annual Gross Rent Multiplier	8.3
Monthly Gross Rent Multiplier	100.00
Capitalization Rate	8.0%
Cash on Cash Return	12.9%
Total Return on Investment	29.5%
Rent ratio	1.0%

**ASSUMPTIONS**

Real Estate Appreciation Rate	3%
Vacancy Rate	5%
Management Fee	10%
Maintenance Percentage	5%

**MORTGAGE INFORMATION**

Loan to Value	75.0%
Downpayment	\$55,000
Loan Amount	\$165,000
Terms	360
Interest Rate	4.875%
Mortgage Payment	\$873.19

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

