



**Pinnacle**  
Investment Properties

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	\$2,560.00
Insurance	\$80.00	\$960.00
Management*	\$220.00	\$2,640.00
Leasing/Advertising	\$0.00	\$0.00
Lawn care/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
Net Operating Income	\$1,466.67	\$17,600.00
Debt Service	\$873.19	\$10,478.32
Cash Flow	\$593.47	\$7,121.68
Principal Reduction	\$207.48	\$2,489.71
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

