



408 661-5903

City, State Davenport, IA
 Street 3520 Bridge Ave
 Property Type 6 unit apartment
 Year Built 1966
 Living Area Sq Ft 5,138
 Bedrooms (2x1) (4x2)
 Baths 1 per unit
 Neighborhood Class C

Price \$415,000

Cost per Sq Ft \$80.77

Monthly Rent per Sq Ft \$0.85

INCOME	MONTHLY	ANNUAL
Gross Rent	\$4,350.00	\$52,200.00
Vacancy Losses	\$217.50	\$2,610.00
Operating Income	\$4,132.50	\$49,590.00

EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$531.67	\$6,380
Insurance	\$240.00	\$2,880.00
Management*	\$435.00	\$5,220
Leasing/Advertising	\$0.00	\$0.00
Lawn care/Snow plowing	\$75.00	\$900.00
Maintenance	\$242.50	\$4,018.00
Water/Sewer/Trash	\$250.00	\$3,000.00
Operating Expenses	\$1,774.17	\$22,398.00

NET PERFORMANCE	MONTHLY	ANNUAL
Net Operating Income	\$2,358.33	\$28,300.00
Debt Service	\$1,537.54	\$18,450.53
Cash Flow	\$820.79	\$9,849.47
Principal Reduction	\$508.73	\$6,104.74
First Year Appreciation	\$1,037.50	\$12,450.00
Gross Equity Income	\$2,367.02	\$28,404.22



FINANCIAL INDICATORS	
Debt Cover Ratio	1.5
Annual Gross Rent Multiplier	8.0
Monthly Gross Rent Multiplier	95.40
Capitalization Rate	6.8%
Cash on Cash Return	11.9%
Total Return on Investment	34.2%
Rent ratio	1.0%

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

MORTGAGE INFORMATION	
Loan to Value	80.0%
Downpayment	\$83,000
Loan Amount	\$332,000
Terms	360
Interest Rate	3.750%
Mortgage Payment	\$1,537.54

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

