



408 661-5903

City, State Eldridge, IA  
 Street **23 Lincoln Ave**  
 Property Type 4 Plex  
 Year Built 1972  
 Living Area Sq Ft 3,510  
 Bedrooms 2 per unit  
 Baths 1 per unit  
 Neighborhood Class C

**Market Value (ARV)** **\$330,000**  
 Acquisition Price \$260,000  
 Renovation \$60,000  
**Total Cost** **\$320,000**

INCOME	MONTHLY	ANNUAL
Gross Rent**	\$3,100.00	\$37,200.00
Vacancy Losses	<b>\$155.00</b>	<b>\$1,860.00</b>
<b>Operating Income</b>	<b>\$2,945.00</b>	<b>\$35,340.00</b>
EXPENSES	MONTHLY	ANNUAL
Property Taxes	<b>\$257.50</b>	<b>\$3,090</b>
Insurance	<b>\$150.00</b>	<b>\$1,800.00</b>
Management*	<b>\$310.00</b>	<b>\$3,720</b>
Leasing/Advertising	\$0.00	\$0.00
Maintenance	<b>\$180.00</b>	<b>\$2,160.00</b>
Lawn care/Snow removal	<b>\$75.00</b>	<b>\$900.00</b>
Water/Sewer/Trash	\$0.00	<b>\$0.00</b>
<b>Operating Expenses</b>	<b>\$972.50</b>	<b>\$11,670.00</b>
NET PERFORMANCE	MONTHLY	ANNUAL
<b>Net Operating Income</b>	<b>\$1,972.50</b>	<b>\$23,670.00</b>
<b>Debt Service</b>	\$1,316.18	\$15,794.11
<b>Cash Flow</b>	\$656.32	\$7,875.89
<b>Principal Reduction</b>	\$392.27	\$4,707.27
First Year Appreciation	\$825.00	\$9,900.00
Forced Equity		\$10,000.00
<b>Gross Equity Income</b>	<b>\$1,873.60</b>	<b>\$32,483.16</b>



### FINANCIAL INDICATORS

Debt Cover Ratio	1.5
Annual Gross Rent Multiplier	8.9
Monthly Gross Rent Multiplier	106.45
Capitalization Rate	7.4%
Cash on Cash Return	12.3%
Total Return on Investment	50.8%
Rent ratio	0.9%

### ASSUMPTIONS

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

### MORTGAGE INFORMATION

Loan to Value	80.0%
Downpayment	\$64,000
Loan Amount	\$256,000
Terms	300
Interest Rate	3.75%
Mortgage Payment	\$1,316

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

\*No tenant placement fee

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