



408 661-5903

City, State Davenport, IA  
 Street 3932 N. Elsie Ave  
 Property Type Duplex  
 Year Built 1975  
 Living Area Sq Ft 2,088  
 Bedrooms 2 per unit  
 Baths 1 per unit  
 Neighborhood Class C

**Price \$215,000**

Cost per Sq Ft \$102.97

Monthly Rent per Sq Ft \$0.92

INCOME	MONTHLY	ANNUAL
Gross Rent	\$1,925.00	\$23,100.00
Vacancy Losses	\$96.25	\$1,155.00
<b>Operating Income</b>	<b>\$1,828.75</b>	<b>\$21,945.00</b>
EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$217.33	\$2,608
Insurance	\$80.00	\$960.00
Management*	\$192.50	\$2,310
Leasing/Advertising	\$0.00	\$0.00
Lawn care/Snow plowing	\$50.00	\$600.00
Maintenance	\$96.25	\$1,155.00
Water/Sewer/Trash	\$0.00	\$0.00
<b>Operating Expenses</b>	<b>\$636.08</b>	<b>\$7,633.00</b>
NET PERFORMANCE	MONTHLY	ANNUAL
Net Operating Income	\$1,192.67	\$14,312.00
Debt Service	\$746.77	\$8,961.29
Cash Flow	\$445.89	\$5,350.71
Principal Reduction	\$247.09	\$2,965.03
First Year Appreciation	\$537.50	\$6,450.00
<b>Gross Equity Income</b>	<b>\$1,230.48</b>	<b>\$14,765.74</b>



FINANCIAL INDICATORS	
Debt Cover Ratio	1.6
Annual Gross Rent Multiplier	9.3
Monthly Gross Rent Multiplier	111.69
Capitalization Rate	6.7%
Cash on Cash Return	10.0%
Total Return on Investment	27.5%
Rent ratio	0.9%
ASSUMPTIONS	
Real Estate Appreciation Rate	3%
Vacancy Rate	5%
Management Fee	10%
Maintenance Percentage	5%
MORTGAGE INFORMATION	
Loan to Value	75.0%
Downpayment	\$53,750
Loan Amount	\$161,250
Terms	360
Interest Rate	3.750%
Mortgage Payment	\$746.77

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

