



408 661-5903

City, State Davenport, IA
 Street 5420 N. Division St
 Property Type Duplex
 Year Built 1975
 Living Area Sq Ft 2,708
 Bedrooms 3
 Baths 1.5
 Neighborhood Class C+

Market Value (ARV) \$245,000
 Acquisition Price \$195,000
 Renovation \$40,000
Total Cost \$235,000

INCOME	MONTHLY	ANNUAL
Gross Rent**	\$2,300.00	\$27,600.00
Vacancy Losses	\$115.00	\$1,380.00
Operating Income	\$2,185.00	\$26,220.00
EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$225.17	\$2,702
Insurance	\$80.00	\$960.00
Management*	\$230.00	\$2,760
Leasing/Advertising	\$0.00	\$0.00
Maintenance	\$140.00	\$1,680.00
Lawn care/Snow removal	\$0.00	\$0.00
Water/Sewer/Trash	\$0.00	\$0.00
Operating Expenses	\$675.17	\$8,102.00
NET PERFORMANCE	MONTHLY	ANNUAL
Net Operating Income	\$1,509.83	\$18,118.00
Debt Service	\$870.66	\$10,447.89
Cash Flow	\$639.18	\$7,670.11
Principal Reduction	\$288.08	\$3,456.90
First Year Appreciation	\$612.50	\$7,350.00
Forced Equity		\$10,000.00
Gross Equity Income	\$1,539.75	\$28,477.01



Picture is pre renovation

FINANCIAL INDICATORS	
Debt Cover Ratio	1.7
Annual Gross Rent Multiplier	8.9
Monthly Gross Rent Multiplier	106.52
Capitalization Rate	7.7%
Cash on Cash Return	16.3%
Total Return on Investment	60.6%
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	\$47,000
Loan Amount	\$188,000
Terms	360
Interest Rate	3.75%
Mortgage Payment	\$871

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

