



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**

<b>INCOME</b>	<b>MONTHLY</b>	<b>ANNUAL</b>
Gross Rent**	\$2,300.00	\$27,600.00
Vacancy Losses	\$115.00	\$1,380.00
<b>Operating Income</b>	<b>\$2,185.00</b>	<b>\$26,220.00</b>
<b>EXPENSES</b>	<b>MONTHLY</b>	<b>ANNUAL</b>
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
<b>Operating Expenses</b>	<b>\$675.17</b>	<b>\$8,102.00</b>
<b>NET PERFORMANCE</b>	<b>MONTHLY</b>	<b>ANNUAL</b>
<b>Net Operating Income</b>	<b>\$1,509.83</b>	<b>\$18,118.00</b>
<b>Debt Service</b>	\$870.66	\$10,447.89
<b>Cash Flow</b>	\$639.18	\$7,670.11
<b>Principal Reduction</b>	\$288.08	\$3,456.90
First Year Appreciation	\$612.50	\$7,350.00
Forced Equity		\$10,000.00
<b>Gross Equity Income</b>	<b>\$1,539.75</b>	<b>\$28,477.01</b>



Picture is pre renovation

<b>FINANCIAL INDICATORS</b>	
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%
<b>ASSUMPTIONS</b>	
Real Estate Appreciation Rate	3%
Vacancy Rate	5%
Management Fee*	10%
Maintenance Percentage	5%
<b>MORTGAGE INFORMATION</b>	
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

