



408 661-5903

City, State Davenport, IA
 Street 1656-1666 W. 72nd St
 Property Type 16 unit apartment
 Year Built 1965
 Living Area Sq Ft 14,100
 Bedrooms (8) 1 units (8) 2 units
 Baths 1 per unit
 Neighborhood Class B

Price \$1,300,000

Cost per Sq Ft \$92.20

Monthly Rent per Sq Ft \$0.94

INCOME	MONTHLY	ANNUAL
Gross Rent	\$13,280	\$159,360
Vacancy Losses	\$664	\$7,968
Other Income	\$340	\$4,080
Operating Income	\$12,616	\$155,472
EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$1,400.42	\$16,805
Insurance	\$640.00	\$7,680.00
Management*	\$1,062.40	\$12,749
Leasing/Advertising	\$0.00	\$0.00
Association Fees	\$0.00	\$0.00
Maintenance	\$664.00	\$7,968
Other	\$770.00	\$9,240.00
Operating Expenses	\$4,536.82	\$54,441.80
NET PERFORMANCE	MONTHLY	ANNUAL
Net Operating Income	\$8,079.18	\$96,950.20
Debt Service	\$5,346.96	\$64,163.57
Cash Flow	\$2,732.22	\$32,786.63
Principal Reduction	\$1,593.61	\$19,123.29
First Year Appreciation	\$4,333.33	\$52,000.00
Gross Equity Income	\$8,659.16	\$103,909.91



FINANCIAL INDICATORS	
Debt Cover Ratio	1.5
Annual Gross Rent Multiplier	8.2
Monthly Gross Rent Multiplier	97.89
Capitalization Rate	7.5%
Cash on Cash Return	12.6%
Total Return on Investment	40.0%
Rent ratio	1.0%
ASSUMPTIONS	
Real Estate Appreciation Rate	4%
Vacancy Rate	5%
Management Fee	8%
Maintenance Percentage	5%
MORTGAGE INFORMATION	
Loan to Value	80.0%
Downpayment	\$260,000
Loan Amount	\$1,040,000
Terms	300
Interest Rate	3.75%
Mortgage Payment	\$5,347

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

