



Pinnacle
Investment Properties

408 661-5903

City, State	Davenport, IA
Street	<u>3803 Johnson Ave</u>
Property Type	Duplex
Year Built	1952
Living Area Sq Ft	1,320
Bedrooms	2
Baths	1
Neighborhood Class	C

Price **\$170,000**

Cost per Sq Ft \$128.79

Monthly Rent per Sq Ft \$1.17

INCOME	MONTHLY	ANNUAL
Gross Rent	\$1,550.00	\$18,600.00
Vacancy Losses	\$77.50	\$930.00
Operating Income	\$1,472.50	\$17,670.00
EXPENSES	MONTHLY	ANNUAL
Property Taxes	\$143.83	\$1,726
Insurance	\$70.00	\$840.00
Management*	\$139.50	\$1,674
Leasing/Advertising	\$0.00	\$0.00
Association Fees	\$0.00	\$0.00
Maintenance	\$77.50	\$4,018.00
Other	\$0.00	\$0.00
Operating Expenses	\$430.83	\$8,258.00
NET PERFORMANCE	MONTHLY	ANNUAL
Net Operating Income	\$1,041.67	\$12,500.00
Debt Service	\$629.84	\$7,558.05
Cash Flow	\$411.83	\$4,941.95
Principal Reduction	\$208.39	\$2,500.74
First Year Appreciation	\$566.67	\$6,800.00
Gross Equity Income	\$1,186.89	\$14,242.69



FINANCIAL INDICATORS	
Debt Cover Ratio	1.7
Annual Gross Rent Multiplier	9.1
Monthly Gross Rent Multiplier	109.68
Capitalization Rate	7.4%
Cash on Cash Return	14.5%
Total Return on Investment	41.9%
Rent ratio	0.9%
ASSUMPTIONS	
Real Estate Appreciation Rate	4%
Vacancy Rate	5%
Management Fee	9%
Maintenance Percentage	5%
MORTGAGE INFORMATION	
Loan to Value	80.0%
Downpayment	\$34,000
Loan Amount	\$136,000
Terms	360
Interest Rate	3.75%
Mortgage Payment	\$630

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

