



# PERFORMANCE PROJECTION

## FINANCIAL INDICATORS

Property Address	4408 Southeast 39th Street		
Square Feet	900		
Initial Market Value	\$94,000.00		
Purchase Price	\$94,000.00		
Price Per Square Foot	\$104.44		
Initial Equity	0.0%		
Return on Investment	<b>CASH</b>		<b>FINANCED</b>
Cash-On-Cash		7.1%	9.5%
Capitalization Rate		7.2%	7.2%
Rent-to-Value		1.0%	1.0%

## ACQUISITION COSTS AND MORTGAGE ASSUMPTIONS

	CASH		FINANCED	
Down Payment Amount	\$94,000.00		\$18,800.00	
Mortgage Interest Rate		N/A		4.20%
Loan Term (YR)		N/A		30
Down Payment (20% SFR, 25% Multifamily)		100.0%		20.0%
Loan Amount		\$0.00		\$75,200.00
Loan-To-Value Ratio		0.0%		80.0%
Monthly Principle and Interest		\$0.00		\$367.74
Lending Fees	\$0.00		\$1,765.00	
Origination Fees (commercial loan = .005%)		\$0.00		\$1,600.00
Survey		\$0.00		\$165.00
Escrows	\$0.00		\$1,633.00	
Insurance (quote)		\$0.00		\$693.00
Flood Insurance (quote on file)		\$0.00		\$0.00
Taxes (estimated cost, 12 months)		\$0.00		\$940.00
Title Costs and State Fees	\$993.00		\$1,449.00	
Closing Protection Letter (CPL)		\$25.00		\$25.00
E-Recording Fee		\$10.00		\$10.00
Final Title Report		\$120.00		\$120.00
Lender's Title Insurance		\$0.00		\$53.00
Owner's Title Insurance		\$375.00		\$375.00
Closing Fee		\$150.00		\$150.00
Title Examination		\$200.00		\$200.00
Settlement Service Fee		\$100.00		\$100.00
Deed Filing Fee		\$13.00		\$13.00
Mortgage Filing Fee		\$0.00		\$13.00
Mortgage Cert. Fee		\$0.00		\$5.00
Mortgage Tax		\$0.00		\$60.00
Mobile Notary		\$0.00		\$325.00
Appraisal (\$400-\$600)	\$0.00		\$475.00	
Inspections	\$788.99		\$788.99	
Home Inspection		\$250.00		\$250.00
Termite Inspection		\$99.00		\$99.00
Sewer Inspection		\$250.00		\$250.00
Contractor Bid to Repair		\$100.00		\$100.00
Other Inspection		\$89.99		\$89.99
Leasing Fees (only applicable on vacant properties)		\$0.00		\$0.00
<b>Total Cash Investment</b>	<b>\$95,781.99</b>		<b>\$24,910.99</b>	

## INCOME

	CASH		FINANCED	
	Monthly	Annually	Monthly	Annually
Gross Scheduled Income (GSI)	\$900.00	\$10,800.00	\$900.00	\$10,800.00
Rent Income	\$900.00	\$10,800.00	\$900.00	\$10,800.00
Pet Fee Income	\$0.00	\$0.00	\$0.00	\$0.00
Less Vacancy Losses (5% of GSI)	\$45.00	\$540.00	\$45.00	\$540.00
<b>Gross Operating Income (GOI)</b>	<b>\$855.00</b>	<b>\$10,260.00</b>	<b>\$855.00</b>	<b>\$10,260.00</b>

## EXPENSES AND NET PERFORMANCE

	CASH		FINANCED	
	Monthly	Annually	Monthly	Annually
Less Total Operating Expenses	\$289.08	\$3,469.00	\$289.08	\$3,469.00
Less Insurance Premium	\$57.75	\$693.00	\$57.75	\$693.00
Less Flood Insurance Premium	\$0.00	\$0.00	\$0.00	\$0.00
Less Property Tax	\$78.33	\$940.00	\$78.33	\$940.00
Less Property Management (10% of GSI)	\$90.00	\$1,080.00	\$90.00	\$1,080.00
Less Repairs and Maintenance (3%)	\$63.00	\$756.00	\$63.00	\$756.00
Less Utilities	\$0.00	\$0.00	\$0.00	\$0.00
Less Landscaping	\$0.00	\$0.00	\$0.00	\$0.00
Less Annual HOA	\$0.00	\$0.00	\$0.00	\$0.00
<b>Net Operating Income</b>	<b>\$565.92</b>	<b>\$6,791.00</b>	<b>\$565.92</b>	<b>\$6,791.00</b>
Less Mortgage Principle and Interest	\$0.00	\$0.00	\$367.74	\$4,412.89
<b>Before-Tax-Cash Flow (BTCF)</b>	<b>\$565.92</b>	<b>\$6,791.00</b>	<b>\$198.18</b>	<b>\$2,378.11</b>