



Market		Property Address				
Central Florida		164 Larch Dr, Ocala, FL 34480				
Property Info		Assumptions				
Purchase Price	\$285,896	Down Payment	25%			
Down Payment	\$71,474	Closing Costs	5%			
Estimated Closing Costs	\$14,295	Interest Rate	6.000%			
Rehab Expenses	\$2,500	PM Fee	8%			
Acquisition Fee	\$4,995	Vacancy/Repairs	5%			
Total Property Investment	\$93,264	Annual Apprec. (YR 1-2)	4%			
		Annual Apprec. (YR 3-5)	12%			
		Annual Apprec. (YR 6+)	4%			
		Annual Rent Increase	5%			
		Closing Costs on Future Sale	6%			
Financed Income Breakdown		Cash on Cash ROI				
Monthly Rent	\$1,750	Annual Average	5 Year	10 Year	20 Year	30 Year
Monthly Principal & Interest	\$1,286	Cash on Cash ROI	2.50%	4.89%	11.95%	22.28%
Monthly Taxes	\$267	Con C + PR	6.15%	8.78%	16.43%	27.52%
Monthly Insurance	\$83	IRR	9.27%			
PITI Monthly	\$1,636	Con C + PR + Deprec.	11.90%			
		Conc, PR, Deprec, Apprec	37.54%	35.74%	44.56%	61.18%
Year Built	Square Feet	Bedrooms	Bathrooms	Returns		
2023	1453	3	2	Cap Rate	6.30%	

Income / Expenses											
Year	1	2	3	4	5	10	15	20	25	30	
Gross Rent	\$22,832	\$23,974	\$25,172	\$25,877	\$27,171	\$34,678	\$44,258	\$56,486	\$72,092	\$92,010	
Taxes	\$2,000	\$3,328	\$3,461	\$3,600	\$3,744	\$4,555	\$5,541	\$6,742	\$8,203	\$9,980	
Insurance	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	
HOA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Property Management	\$1,827	\$1,918	\$2,014	\$2,070	\$2,174	\$2,774	\$3,541	\$4,519	\$5,767	\$7,361	
Vacancy/Repairs	\$0	\$1,199	\$1,259	\$1,294	\$1,359	\$1,734	\$2,213	\$2,824	\$3,605	\$4,601	
Net Operating Income	\$18,005	\$16,529	\$17,439	\$17,913	\$18,895	\$24,615	\$31,963	\$41,401	\$53,518	\$69,069	
Annual Principal and Interest	\$15,427	\$15,427	\$15,427	\$15,427	\$15,427	\$15,427	\$15,427	\$15,427	\$15,427	\$15,427	
Gross Profits	\$2,579	\$1,102	\$2,012	\$2,487	\$3,468	\$9,188	\$16,537	\$25,974	\$38,091	\$53,642	
Monthly Cash Flow	\$215	\$92	\$168	\$207	\$289	\$766	\$1,378	\$2,165	\$3,174	\$4,470	
Property Investment	\$93,264	\$93,264	\$93,264	\$93,264	\$93,264	\$93,264	\$93,264	\$93,264	\$93,264	\$93,264	
C on C ROI	2.76%	1.18%	2.16%	2.67%	3.72%	9.85%	17.73%	27.85%	40.84%	57.52%	
Con C + PR	6.23%	4.74%	5.80%	6.40%	7.55%	14.21%	22.72%	33.58%	47.45%	65.18%	

Annual Appreciation/ROI											
Year	1	2	3	4	5	10	15	20	25	30	
Principal Reduction	\$3,236	\$6,633	\$10,200	\$13,945	\$17,875	\$40,671	\$69,743	\$106,819	\$154,108	\$214,422	
Appreciation	\$0	\$11,436	\$35,680	\$39,961	\$44,757	\$19,547	\$23,782	\$28,935	\$35,204	\$42,831	
Appreciation ROI	0.00%	12.26%	38.26%	42.85%	47.99%	20.96%	25.50%	31.02%	37.75%	45.92%	
Cumulative Equity Gain	\$0	\$11,436	\$47,116	\$87,077	\$131,834	\$222,336	\$332,446	\$466,412	\$629,401	\$827,703	
Proceeds In Event of Sale	\$57,556	\$71,703.29	\$108,809	\$150,117	\$196,119	\$303,987	\$436,562	\$599,567	\$800,065	\$1,046,783	
ROI w/C on C + PR + Est. Apprec.	6.23%	17.00%	44.06%	49.25%	55.54%	35.17%	48.22%	64.60%	85.20%	111.10%	
Deprec. / Tax Savings	\$2,911	\$2,911	\$2,911	\$2,911	\$2,911	\$2,911	\$2,911	\$2,911	\$2,911	\$2,911	
Deprec. ROI	3.12%	3.12%	3.12%	3.12%	3.12%	3.12%	3.12%	3.12%	3.12%	3.12%	

Glossary and Assumptions	
Appreciation	The Appreciation value is calculated cumulatively.
Appreciation ROI	Return as calculated from Appreciation to Total Property Investment.
Cap Rate	Cap Rate is calculated by dividing the Net Operating Income by the Purchase Price.
Cash on Cash Return	The Cash on Cash Return is calculated by dividing the Annual Net Cash Flow by the Total Property Investment (TPI).
Closing Costs	Estimated closing costs is based on home price, loan amount and credit score.
Depreciation ROI	Return based on Depreciation to property investment.
Depreciation/Tax Savings	Assuming Average 28% tax bracket.
Principal Reduction	The Principal Reduction is calculated cumulatively based off a 30 year amortization, fixed rate mortgage.
Proceeds on Sale	The Proceeds on the Sale is calculated by taking the market value (Purchase Price and cumulative Appreciation), and subtracting Loan Amount, and Closing Costs on the Future Sale.
Return on Investment (ROI)	Return on Investment.
Taxes	Taxes increase at same rate of property Appreciation.
Total Property Investment (TPI)	The Total Property Investment value is calculated by adding the Down Payment, Closing Costs, Rehab Expenses and Acquisition Fee.
Vacancies/Repairs	Vacancy/Repair expenses start in month 12 since the homes are typically rehabbed at the start of year 1.

Abbreviations		Property Value	
PM	Property Management	2	\$285,896
Apprec.	Appreciation	3	\$297,332
Deprec.	Depreciation	4	\$309,225
C on C	Cash on Cash	5	\$321,594
V&R	Vacancy and Repairs	6	\$334,458
Hyp.	Hypothetical	7	\$347,836
PR.	Principal Reduction	8	\$361,750
PI.	Property Investment	9	\$376,220
EG	Equity Gain	10	\$391,268