



Market		Property Address								
Central Florida		Ocala FL 34472								
Property Info		Assumptions								
Purchase Price	\$257,500	Down Payment	20%							
Down Payment	\$51,500	Closing Costs	4%							
Estimated Closing Costs	\$10,300	Interest Rate	4.500%							
Rehab Expenses	\$3,000	PM Fee	8%							
Acquisition Fee	\$4,995	Vacancy/Repairs	5%							
Total Property Investment	\$69,795	Annual Apprec. (YR 1-2)	13%							
		Annual Apprec. (YR 3-5)	11%							
		Annual Apprec. (YR 6+)	3%							
		Annual Rent Increase	5%							
		Closing Costs on Future Sale	6%							
Financed Income Breakdown		Cash on Cash ROI								
Monthly Rent	\$1,575	Annual Average	5 Year	10 Year	20 Year	30 Year				
Monthly Principal & Interest	\$1,044	Cash on Cash ROI	2.62%	5.34%	13.41%	25.31%				
Monthly Taxes	\$250	C on C + PR	7.30%	10.34%	19.17%	32.03%				
Monthly Insurance	\$50	C on C + PR + Deprec.	11.06%	14.10%	22.93%	35.79%				
PITI Monthly	\$1,344	C on C + PR + Deprec. + Apprec.	51.31%	43.30%	48.90%	61.95%				
Year Built	Square Feet	Bedrooms	Bathrooms	Returns						
2022	1836	3	2	Cap Rate	5.82%					

Income / Expenses											
Year	1	2	3	4	5	10	15	20	25	30	
Gross Rent	\$18,900	\$19,845	\$20,837	\$21,879	\$22,973	\$29,320	\$37,421	\$47,759	\$60,954	\$77,795	
Taxes	\$1,800	\$3,390	\$3,831	\$3,946	\$4,064	\$4,711	\$5,462	\$6,332	\$7,340	\$8,509	
Insurance	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	
HOA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Property Management	\$1,512	\$1,588	\$1,667	\$1,750	\$1,838	\$2,346	\$2,994	\$3,821	\$4,876	\$6,224	
Vacancy/Repairs	\$0	\$992	\$1,042	\$1,094	\$1,149	\$1,466	\$1,871	\$2,388	\$3,048	\$3,890	
Net Operating Income	\$14,988	\$13,275	\$13,698	\$14,489	\$15,323	\$20,197	\$26,494	\$34,619	\$45,090	\$58,573	
Annual Principal and Interest	\$12,525	\$12,525	\$12,525	\$12,525	\$12,525	\$12,525	\$12,525	\$12,525	\$12,525	\$12,525	
Gross Profits	\$2,463	\$750	\$1,172	\$1,964	\$2,797	\$7,672	\$13,969	\$22,094	\$32,565	\$46,047	
Monthly Cash Flow	\$205	\$62	\$98	\$164	\$233	\$639	\$1,164	\$1,841	\$2,714	\$3,837	
Property Investment	\$69,795	\$69,795	\$69,795	\$69,795	\$69,795	\$69,795	\$69,795	\$69,795	\$69,795	\$69,795	
C on C ROI	3.53%	1.07%	1.68%	2.81%	4.01%	10.99%	20.01%	31.66%	46.66%	65.98%	
C on C + PR	7.98%	5.64%	6.36%	7.61%	8.93%	16.59%	26.41%	39.01%	55.14%	75.81%	
Annual Appreciation/ROI											
Year	1	2	3	4	5	10	15	20	25	30	
Principal Reduction	\$3,109	\$6,373	\$9,799	\$13,397	\$17,173	\$39,074	\$67,003	\$102,624	\$148,055	\$206,000	
Appreciation	\$0	\$33,475	\$32,007	\$35,528	\$39,436	\$13,437	\$15,577	\$18,058	\$20,934	\$24,268	
Appreciation ROI	0.00%	47.96%	45.86%	50.90%	56.50%	19.25%	22.32%	25.87%	29.99%	34.77%	
Cumulative Equity Gain	\$0	\$33,475	\$65,482	\$101,010	\$140,446	\$203,829	\$277,307	\$362,488	\$461,236	\$575,711	
Proceeds In Event of Sale	\$39,159	\$73,889.32	\$107,403	\$144,396	\$185,243	\$266,723	\$363,722	\$479,412	\$617,666	\$783,219	
ROI w/C on C + PR + Est. Apprec.	7.98%	53.60%	52.22%	58.52%	65.43%	35.84%	48.73%	64.88%	85.14%	110.58%	
Deprec. / Tax Savings	\$2,622	\$2,622	\$2,622	\$2,622	\$2,622	\$2,622	\$2,622	\$2,622	\$2,622	\$2,622	
Deprec. ROI	3.76%	3.76%	3.76%	3.76%	3.76%	3.76%	3.76%	3.76%	3.76%	3.76%	

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	\$257,500	\$33,475	
Apprec	Appreciation	3	\$290,975	\$37,827	
Deprec	Depreciation	4	\$328,802	\$42,744	
C on C	Cash on Cash	5	\$371,546	\$11,146	
V&R	Vacancy and Repairs	6	\$382,692	\$11,481	
Hyp	Hypothetical	7	\$394,173	\$11,825	
PR	Prinical Reduction	8	\$405,998	\$12,180	
PI	Property Investment	9	\$418,178	\$12,545	
EG	Equity Gain	10	\$430,724	\$12,922	