CASH PURCHASE PROPERY ANALYSIS

Property Information		
Lenox Ave Duplex	6	Beds
Jacksonville, FL 32205	4	Baths
	N/A	Parking
	2,595	Square Footage
	2019	Year Built
	Septic	City Sewer / Septic
Purchase Price	$	274,900

Financing Assumptions	
Downpayment	100%
Finance Amt	$ -
Downpayment Amt	$ 274,900
Interest Rate	
Mortgage (yrs)	
Mortgage Payment	$ -

Rental Assumptions	
Estimated Rent Range	$2500-$2700
Estimated Monthly Rent	$ 2,600
Down Payment	$ 274,900
Est. Closing Costs	$ 1,500
Total Initial Investment	$ 276,400

Property ROI	
Total Initial Investment	$ 276,400
Monthly Cash Flow	$ 1,948
Total ROI	**8.26%**

Property Analysis												
Annual Revenue Increase		1%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Annual Operating Expense Increase		3%	0%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Estimated Tax Bracket		30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
		Monthly	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Income												
Rental Income		$ 2,600	$ 31,200	$ 31,512	$ 31,827	$ 32,145	$ 32,467	$ 32,792	$ 33,119	$ 33,451	$ 33,785	$ 34,123
Vacancy Rate	4%		$ (1,248)	$ (1,260)	$ (1,273)	$ (1,286)	$ (1,299)	$ (1,312)	$ (1,325)	$ (1,338)	$ (1,351)	$ (1,365)
Gross Rental Income		$ 2,600	$ 29,952	$ 30,252	$ 30,554	$ 30,860	$ 31,168	$ 31,480	$ 31,795	$ 32,113	$ 32,434	$ 32,758
Expenses												
Estimated Annual Property Taxes		$ 333	$ 4,000	$ 4,120	$ 4,244	$ 4,371	$ 4,502	$ 4,637	$ 4,776	$ 4,919	$ 5,067	$ 5,219
Estimated Annual Homeowners Insurance		$ 58	$ 700	$ 721	$ 743	$ 765	$ 788	$ 811	$ 836	$ 861	$ 887	$ 913
Estimated Annual HOA Dues		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Estimated Annual Prop Mgmt Fee (10%)		$ 260	$ 3,862	$ 3,892	$ 3,922	$ 3,953	$ 3,983	$ 4,015	$ 4,046	$ 4,078	$ 4,110	$ 4,142
Maintenance & Repairs	4%		$ 1,248	$ 1,285	$ 1,324	$ 1,364	$ 1,405	$ 1,447	$ 1,490	$ 1,535	$ 1,581	$ 1,628
Total Expenses		$ 652	$ 9,810	$ 10,018	$ 10,232	$ 10,452	$ 10,678	$ 10,910	$ 11,148	$ 11,393	$ 11,645	$ 11,903
Net Operating Income (NOI)			$ 20,142	$ 20,233	$ 20,322	$ 20,407	$ 20,490	$ 20,570	$ 20,646	$ 20,719	$ 20,789	$ 20,855
Cash Flow												
NOI (Cash Available)		$ 1,948	$ 20,142	$ 20,233	$ 20,322	$ 20,407	$ 20,490	$ 20,570	$ 20,646	$ 20,719	$ 20,789	$ 20,855
Mortgage		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Cash Flow		$ 1,948	$ 20,142	$ 20,233	$ 20,322	$ 20,407	$ 20,490	$ 20,570	$ 20,646	$ 20,719	$ 20,789	$ 20,855
Principal Paydown			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Estimated Tax Savings			$ 2,699	$ 2,699	$ 2,699	$ 2,699	$ 2,699	$ 2,699	$ 2,699	$ 2,699	$ 2,699	$ 2,699
Total Return			$ 22,841	$ 22,932	$ 23,021	$ 23,106	$ 23,189	$ 23,269	$ 23,345	$ 23,418	$ 23,488	$ 23,554
Total ROI			8.26%	8.30%	8.33%	8.36%	8.39%	8.42%	8.45%	8.47%	8.50%	8.52%

CONVENTIONAL FINANCING PROPERTY ANALYSIS

Property Information		
Lenox Ave Duplex	6	Beds
Jacksonville, FL 32205	4	Baths
	N/A	Parking
	2,595	Square Footage
	2019	Year Built
	Septic	City Sewer / Septic
Purchase Price		**$ 274,900**

Financing Assumptions	
Downpayment	20%
Finance Amt	$ 219,920
Downpayment Amt	$ 54,980
Interest Rate	5.25%
Mortgage (yrs)	30
Mortgage Payment	$ 1,214.41

Rental Assumptions	
Rent Range	$2500-$2700
Total Rent/Month	$ 2,600

Down Payment	$ 54,980
Est. Closing Costs	$ 6,873
Total Initial Investment	**$ 61,853**

Property ROI	
Total Initial Investment	$ 61,853
Monthly Cash Flow	$ 734
Total ROI	**18.38%**

Property Analysis

Annual Revenue Increase		1%	0%	1%	1%	1%	1%	1%	1%	1%	1%
Annual Operating Expense Increase		3%	0%	3%	3%	3%	3%	3%	3%	3%	3%
Estimated Tax Bracket		30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
		Monthly	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Income												
Rental Income		$ 2,600	$ 31,200	$ 31,512	$ 31,827	$ 32,145	$ 32,467	$ 32,792	$ 33,119	$ 33,451	$ 33,785	$ 34,123
Vacancy Rate	4%		$ (1,248)	$ (1,260)	$ (1,273)	$ (1,286)	$ (1,299)	$ (1,312)	$ (1,325)	$ (1,338)	$ (1,351)	$ (1,365)
Gross Rental Income		$ 2,600	$ 29,952	$ 30,252	$ 30,554	$ 30,860	$ 31,168	$ 31,480	$ 31,795	$ 32,113	$ 32,434	$ 32,758
Expenses												
Estimated Annual Property Taxes		$ 333	$ 4,000	$ 4,120	$ 4,244	$ 4,371	$ 4,502	$ 4,637	$ 4,776	$ 4,919	$ 5,067	$ 5,219
Estimated Annual Homeowners Insurance		$ 58	$ 700	$ 721	$ 743	$ 765	$ 788	$ 811	$ 836	$ 861	$ 887	$ 913
Estimated Annual HOA Dues		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Estimated Annual Prop Mgmt Fee (10%)		$ 260	$ 3,862	$ 3,892	$ 3,922	$ 3,953	$ 3,983	$ 4,015	$ 4,046	$ 4,078	$ 4,110	$ 4,142
Maintenance & Repairs	4%		$ 1,248	$ 1,285	$ 1,324	$ 1,364	$ 1,405	$ 1,447	$ 1,490	$ 1,535	$ 1,581	$ 1,628
Total Expenses		$ 652	**$ 9,810**	**$ 10,018**	**$ 10,232**	**$ 10,452**	**$ 10,678**	**$ 10,910**	**$ 11,148**	**$ 11,393**	**$ 11,645**	**$ 11,903**
Net Operating Income (NOI)			$ 20,142	$ 20,233	$ 20,322	$ 20,407	$ 20,490	$ 20,570	$ 20,646	$ 20,719	$ 20,789	$ 20,855
Cash Flow												
NOI (Cash Available)		$ 1,948	$ 20,142	$ 20,233	$ 20,322	$ 20,407	$ 20,490	$ 20,570	$ 20,646	$ 20,719	$ 20,789	$ 20,855
Mortgage		$ 1,214	$ 14,573	$ 14,573	$ 14,573	$ 14,573	$ 14,573	$ 14,573	$ 14,573	$ 14,573	$ 14,573	$ 14,573
Total Cash Flow		$ 734	**$ 5,569**	**$ 5,660**	**$ 5,749**	**$ 5,835**	**$ 5,917**	**$ 5,997**	**$ 6,073**	**$ 6,147**	**$ 6,216**	**$ 6,282**
Principal Paydown			$ 3,101	$ 3,268	$ 3,444	$ 3,629	$ 3,824	$ 4,030	$ 4,246	$ 4,475	$ 4,715	$ 4,969
Estimated Tax Savings			$ 2,699	$ 2,699	$ 2,699	$ 2,699	$ 2,699	$ 2,699	$ 2,699	$ 2,699	$ 2,699	$ 2,699
Total Return			**$ 11,369**	**$ 11,627**	**$ 11,891**	**$ 12,162**	**$ 12,440**	**$ 12,726**	**$ 13,019**	**$ 13,320**	**$ 13,630**	**$ 13,950**
Total ROI			18.38%	18.80%	19.23%	19.66%	20.11%	20.57%	21.05%	21.54%	22.04%	22.55%

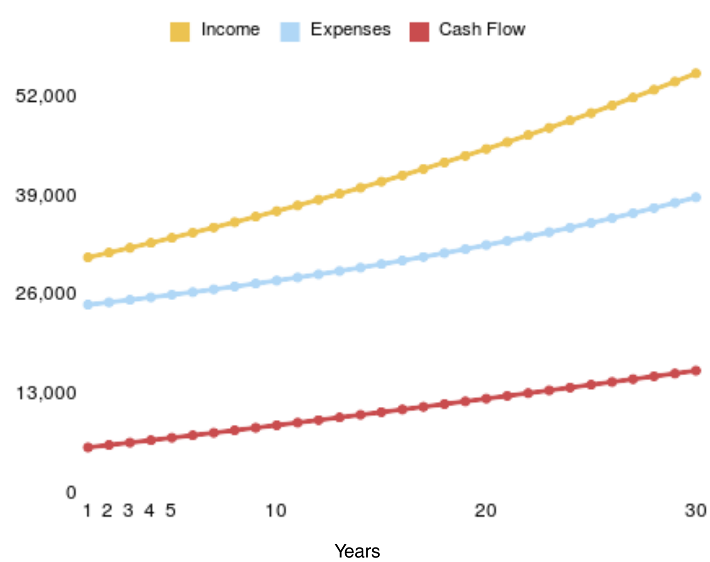
Calculations based on a 31-day month. The calculators found here are designed to be used for informational and educational purposes only, and when used alone, do not constitute investment advice. KMR recommends that you seek the advice of a real estate professional before making any type of investment. The results presented may not reflect the actual return of your own investments. KMR is not responsible for the consequences of any decisions or actions taken in reliance upon or as a result of the information provided by these tools. Furthermore, KMR is not responsible for any human or mechanical errors or omissions.

Analysis Over Time

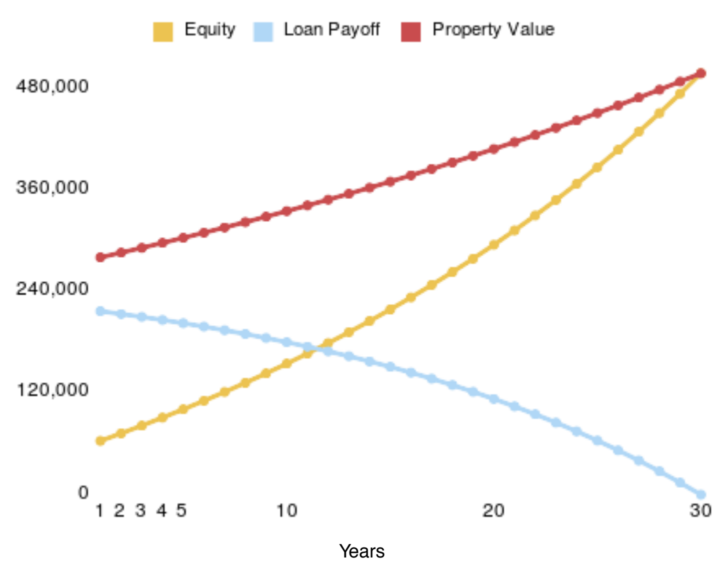
Annual Growth Assumptions	3% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$31,200	$31,824	$33,772	$37,287	$41,168	$45,453	$55,406
Total Annual Expenses	$24,981	$25,293	$26,287	$28,153	$30,316	$32,823	$39,100
Total Annual Cashflow	$6,219	$6,531	$7,485	$9,134	$10,852	$12,629	$16,306
Cash on Cash ROI	10.54%	11.07%	12.69%	15.49%	18.40%	21.41%	27.65%
Property Value	$280,398	$286,006	$303,512	$335,102	$369,979	$408,487	$497,943
Equity	$63,579	$72,455	$100,857	$154,881	$218,911	$295,300	$497,943
Loan Balance	$216,819	$213,551	$202,655	$180,221	$151,069	$113,187	$0
Total Profit if Sold	$10,818	$26,225	$76,121	$172,487	$287,315	$423,273	$772,336
Annualized Total Return	18%	20%	18%	15%	13%	11%	9%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



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