

## Property Summary

1430 Idaho St  
Des Moines, IA



### Overview

Finished Area (Square Feet)	880
Purchase Price	\$92,000
Initial Market Value	\$92,000
Downpayment	\$92,000
Closing Costs	\$1,805
<b>Initial Cash Invested</b>	<b>\$93,805</b>

Income & Expenses	Monthly	Annual
Gross Rent	\$950	\$11,400
Vacancy Losses	\$48	\$570
<b>Operating Income</b>	<b>\$903</b>	<b>\$10,830</b>
<b>Operating Expenses</b>	<b>\$355</b>	<b>\$4,264</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$547</b>	<b>\$6,566</b>
- Mortgage Payments	\$0	\$0
<b>= Cash Flow</b>	<b>\$547</b>	<b>\$6,566</b>
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$230	\$2,760
<b>= Gross Equity Income</b>	<b>\$777</b>	<b>\$9,326</b>

### Financial Indicators (Year 1)

Capitalization Rate	7.1%
Cash on Cash Return	7.0%
<b>Total Return on Investment</b>	<b>9.9%</b>
<b>Total ROI with Tax Savings</b>	<b>10.7%</b>

### Assumptions

Real Estate Appreciation Rate	3.0%
Vacancy Rate	5.0%
Management Fee	10.0%

\*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.



## Year 1 Performance Projection

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### Overview

Finished Area (Square Feet)	880
Initial Market Value	\$92,000
Purchase Price	\$92,000
Downpayment	\$92,000
Loan Origination Fees	\$634
Depreciable Closing Costs	\$1,171
Other Closing Costs and Fixup	\$0
<b>Initial Cash Invested</b>	<b>\$93,805</b>
Cost per Square Foot	\$105
Monthly Rent per Square Foot	\$1.08



Income	Monthly	Annual
Gross Rent	\$950	\$11,400
Vacancy Losses	-\$48	-\$570
<b>Operating Income</b>	<b>\$903</b>	<b>\$10,830</b>

Expenses	Monthly	Annual
Property Taxes	-\$153	-\$1,840
Insurance	-\$50	-\$600
Management Fees	-\$90	-\$1,083
Leasing/Advertising Fees	-\$14	-\$171
Association Fees	\$0	\$0
Maintenance	-\$48	-\$570
Other	\$0	\$0
<b>Operating Expenses</b>	<b>-\$355</b>	<b>-\$4,264</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$547</b>	<b>\$6,566</b>
- Mortgage Payments	\$0	\$0
<b>= Cash Flow</b>	<b>\$547</b>	<b>\$6,566</b>
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$230	\$2,760
<b>= Gross Equity Income</b>	<b>\$777</b>	<b>\$9,326</b>
+ Tax Savings	\$56	\$669
<b>= GEI w/Tax Savings</b>	<b>\$833</b>	<b>\$9,995</b>

### Mortgage Info

Loan-to-Value Ratio	0%
Loan Amount	\$0
Monthly Payment	\$0
Loan Type	Fully Amortizing Fixed Rate
Term (Years)	30
Interest Rate	4.75%

### Financial Indicators

Debt Coverage Ratio	#DIV/0!
Annual Gross Rent Multiplier	8.1
Monthly Gross Rent Multiplier	96.8
Capitalization Rate	7.1%
Cash on Cash Return	7.0%
<b>Total Return on Investment</b>	<b>9.9%</b>
<b>Total ROI with Tax Savings</b>	<b>10.7%</b>

### Assumptions

Real Estate Appreciation Rate	3.0%
Vacancy Rate	5.0%
Management Fee	10.0%
Maintenance Percentage	5.0%

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## 10 Year Performance Projection

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Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Rent	\$11,400	\$11,742	\$12,094	\$12,457	\$12,831	\$13,216	\$13,612	\$14,021	\$14,441	\$14,874
Vacancy Losses	-\$570	-\$587	-\$605	-\$623	-\$642	-\$661	-\$681	-\$701	-\$722	-\$744
<b>Operating Income</b>	<b>\$10,830</b>	<b>\$11,155</b>	<b>\$11,490</b>	<b>\$11,834</b>	<b>\$12,189</b>	<b>\$12,555</b>	<b>\$12,932</b>	<b>\$13,320</b>	<b>\$13,719</b>	<b>\$14,131</b>

Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$1,840	-\$1,895	-\$1,952	-\$2,011	-\$2,071	-\$2,133	-\$2,197	-\$2,263	-\$2,331	-\$2,401
Insurance	-\$600	-\$618	-\$637	-\$656	-\$675	-\$696	-\$716	-\$738	-\$760	-\$783
Management Fees	-\$1,083	-\$1,115	-\$1,149	-\$1,183	-\$1,219	-\$1,255	-\$1,293	-\$1,332	-\$1,372	-\$1,413
Leasing/Advertising Fees	-\$171	-\$176	-\$181	-\$187	-\$192	-\$198	-\$204	-\$210	-\$217	-\$223
Association Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance	-\$570	-\$587	-\$605	-\$623	-\$642	-\$661	-\$681	-\$701	-\$722	-\$744
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Operating Expenses</b>	<b>-\$4,264</b>	<b>-\$4,392</b>	<b>-\$4,524</b>	<b>-\$4,659</b>	<b>-\$4,799</b>	<b>-\$4,943</b>	<b>-\$5,091</b>	<b>-\$5,244</b>	<b>-\$5,402</b>	<b>-\$5,564</b>

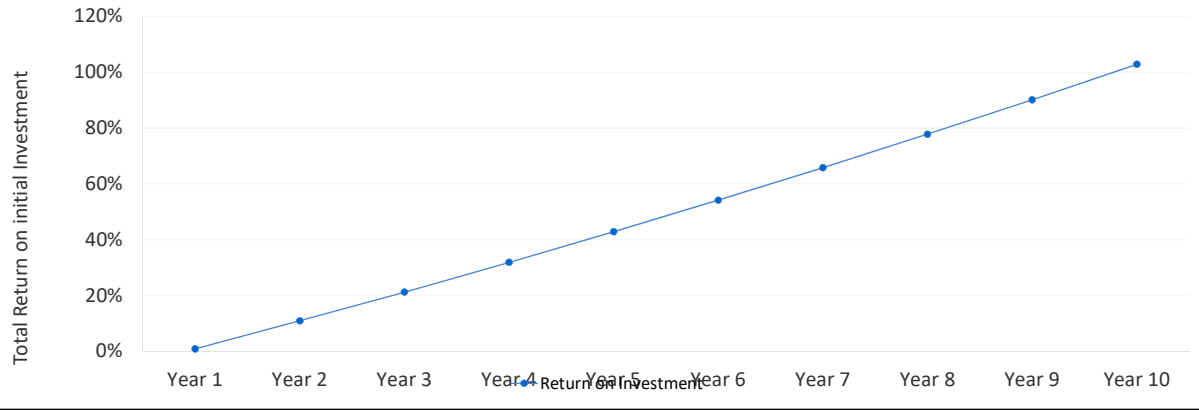
Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Net Operating Income	\$6,566	\$6,763	\$6,966	\$7,175	\$7,390	\$7,612	\$7,840	\$8,075	\$8,318	\$8,567
- Mortgage Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Cash Flow	\$6,566	\$6,763	\$6,966	\$7,175	\$7,390	\$7,612	\$7,840	\$8,075	\$8,318	\$8,567
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$2,760	\$2,843	\$2,928	\$3,016	\$3,106	\$3,200	\$3,296	\$3,394	\$3,496	\$3,601
= Gross Equity Income	\$9,326	\$9,606	\$9,894	\$10,191	\$10,496	\$10,811	\$11,136	\$11,470	\$11,814	\$12,168
Capitalization Rate	7.1%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%
Cash on Cash Return	7.0%	7.2%	7.4%	7.6%	7.9%	8.1%	8.4%	8.6%	8.9%	9.1%
<b>Return on Equity</b>	<b>9.9%</b>	<b>10.1%</b>	<b>10.1%</b>	<b>10.1%</b>	<b>10.1%</b>	<b>10.1%</b>	<b>10.1%</b>	<b>10.1%</b>	<b>10.1%</b>	<b>10.1%</b>

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Market Value</b>	<b>\$94,760</b>	<b>\$97,603</b>	<b>\$100,531</b>	<b>\$103,547</b>	<b>\$106,653</b>	<b>\$109,853</b>	<b>\$113,148</b>	<b>\$116,543</b>	<b>\$120,039</b>	<b>\$123,640</b>
- Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Equity	\$94,760	\$97,603	\$100,531	\$103,547	\$106,653	\$109,853	\$113,148	\$116,543	\$120,039	\$123,640
Loan-to-Value Ratio	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
<b>Potential Cash-Out Refi</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

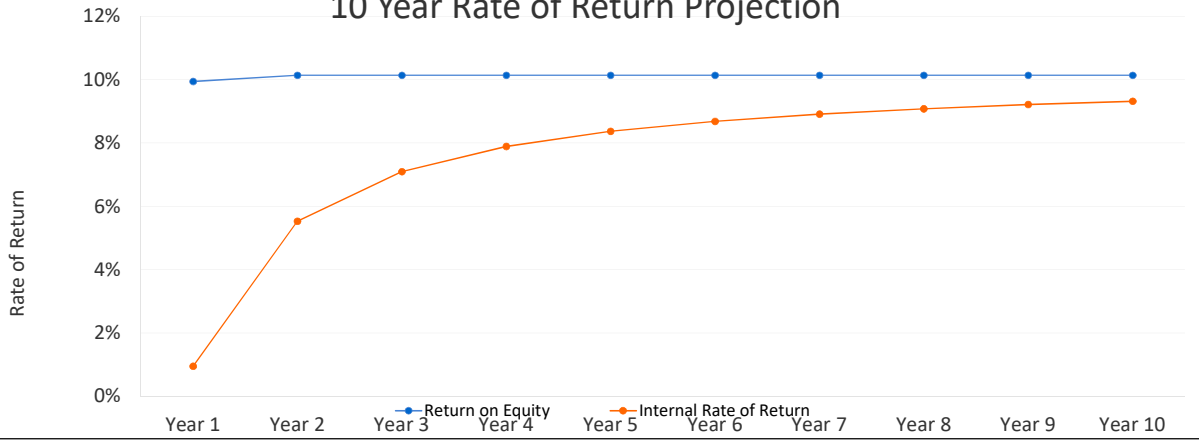
Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Equity</b>	<b>\$94,760</b>	<b>\$97,603</b>	<b>\$100,531</b>	<b>\$103,547</b>	<b>\$106,653</b>	<b>\$109,853</b>	<b>\$113,148</b>	<b>\$116,543</b>	<b>\$120,039</b>	<b>\$123,640</b>
- Closing Costs	-\$6,633	-\$6,832	-\$7,037	-\$7,248	-\$7,466	-\$7,690	-\$7,920	-\$8,158	-\$8,403	-\$8,655
= <b>Proceeds After Sale</b>	<b>\$88,127</b>	<b>\$90,771</b>	<b>\$93,494</b>	<b>\$96,299</b>	<b>\$99,187</b>	<b>\$102,163</b>	<b>\$105,228</b>	<b>\$108,385</b>	<b>\$111,636</b>	<b>\$114,985</b>
+ <b>Cumulative Cash Flow</b>	<b>\$6,566</b>	<b>\$13,329</b>	<b>\$20,295</b>	<b>\$27,470</b>	<b>\$34,860</b>	<b>\$42,472</b>	<b>\$50,312</b>	<b>\$58,387</b>	<b>\$66,705</b>	<b>\$75,272</b>
- Initial Cash Invested	-\$93,805	-\$93,805	-\$93,805	-\$93,805	-\$93,805	-\$93,805	-\$93,805	-\$93,805	-\$93,805	-\$93,805
= <b>Net Profit</b>	<b>\$888</b>	<b>\$10,295</b>	<b>\$19,984</b>	<b>\$29,963</b>	<b>\$40,242</b>	<b>\$50,830</b>	<b>\$61,735</b>	<b>\$72,967</b>	<b>\$84,536</b>	<b>\$96,452</b>
Internal Rate of Return	0.9%	5.5%	7.1%	7.9%	8.4%	8.7%	8.9%	9.1%	9.2%	9.3%
<b>Return on Investment</b>	<b>1%</b>	<b>11%</b>	<b>21%</b>	<b>32%</b>	<b>43%</b>	<b>54%</b>	<b>66%</b>	<b>78%</b>	<b>90%</b>	<b>103%</b>

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### 10 Year Total Return on Investment Projection



### 10 Year Rate of Return Projection



**Assumptions**

Closing Costs at Sale	7.0%
Rent Appreciation Rate	3.0%
Property Tax Appreciation	3.0%
Insurance Appreciation	3.0%
Management fee Appreciation	3.0%
Leasing/Advertising Fees Appr	3.0%
Association Fees Appreciation	3.0%
Maintenance Appreciation	3.0%
Other Appreciation	3.0%

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