

## Property Summary

1326 De Wolf St  
Des Moines, IA 50316



### Overview

Finished Area (Square Feet)	1658
Initial Market Value	\$214,500
Purchase Price	\$214,500
Downpayment	\$214,500
Closing Costs	\$1,805
<b>Initial Cash Invested</b>	<b>\$216,305</b>

Income & Expenses	Monthly	Annual
Gross Rent	\$1,645	\$19,740
Vacancy Losses	\$82	\$987
<b>Operating Income</b>	<b>\$1,563</b>	<b>\$18,753</b>
<b>Operating Expenses</b>	<b>\$472</b>	<b>\$5,659</b>



Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$1,091</b>	<b>\$13,094</b>
- Mortgage Payments	\$0	\$0
<b>= Cash Flow</b>	<b>\$1,091</b>	<b>\$13,094</b>
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$983	\$11,798
<b>= Gross Equity Income</b>	<b>\$2,074</b>	<b>\$24,891</b>

### Financial Indicators (Year 1)

Capitalization Rate	6.1%
Cash on Cash Return	6.1%
<b>Total Return on Investment</b>	<b>11.5%</b>
<b>Total ROI with Tax Savings</b>	<b>12.2%</b>

### Assumptions

Real Estate Appreciation Rate	5.5%
Vacancy Rate	5.0%
Management Fee	9.0%

\*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

1326 De Wolf St  
Des Moines, IA 50316



### Overview

Finished Area (Square Feet)	1658
Initial Market Value	\$214,500
Purchase Price	\$214,500
Downpayment	\$214,500
Loan Origination Fees	\$634
Depreciable Closing Costs	\$1,171
Other Closing Costs and Fixup	\$0
<b>Initial Cash Invested</b>	<b>\$216,305</b>
Cost per Square Foot	\$129
Monthly Rent per Square Foot	\$0.99



Income	Monthly	Annual
Gross Rent	\$1,645	\$19,740
Vacancy Losses	-\$82	-\$987
<b>Operating Income</b>	<b>\$1,563</b>	<b>\$18,753</b>

Expenses	Monthly	Annual
Property Taxes	-\$125	-\$1,495
Insurance	-\$58	-\$700
Management Fees	-\$141	-\$1,688
Leasing/Advertising Fees	-\$25	-\$296
Association Fees	\$0	\$0
Maintenance	-\$123	-\$1,481
Water/Trash/Lawn & Snow	\$0	\$0
<b>Operating Expenses</b>	<b>-\$472</b>	<b>-\$5,659</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$1,091</b>	<b>\$13,094</b>
- Mortgage Payments	\$0	\$0
<b>= Cash Flow</b>	<b>\$1,091</b>	<b>\$13,094</b>
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$983	\$11,798
<b>= Gross Equity Income</b>	<b>\$2,074</b>	<b>\$24,891</b>
+ Tax Savings	\$130	\$1,560
<b>= GEI w/Tax Savings</b>	<b>\$2,204</b>	<b>\$26,451</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	5.88%

### Financial Indicators

Debt Coverage Ratio	#DIV/0!
Annual Gross Rent Multiplier	10.9
Monthly Gross Rent Multiplier	130.4
Capitalization Rate	6.1%
Cash on Cash Return	6.1%
<b>Total Return on Investment</b>	<b>11.5%</b>
<b>Total ROI with Tax Savings</b>	<b>12.2%</b>

### Assumptions

Real Estate Appreciation Rate	5.5%
Vacancy Rate	5.0%
Management Fee	9.0%
Maintenance Percentage	7.5%

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

## 10 Year Performance Projection

1326 De Wolf St  
Des Moines, IA 50316



Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Rent	\$19,740	\$20,826	\$21,971	\$23,180	\$24,454	\$25,799	\$27,218	\$28,715	\$30,295	\$31,961
Vacancy Losses	-\$987	-\$1,041	-\$1,099	-\$1,159	-\$1,223	-\$1,290	-\$1,361	-\$1,436	-\$1,515	-\$1,598
<b>Operating Income</b>	<b>\$18,753</b>	<b>\$19,784</b>	<b>\$20,873</b>	<b>\$22,021</b>	<b>\$23,232</b>	<b>\$24,509</b>	<b>\$25,857</b>	<b>\$27,280</b>	<b>\$28,780</b>	<b>\$30,363</b>

Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$1,495	-\$1,577	-\$1,664	-\$1,755	-\$1,852	-\$1,954	-\$2,061	-\$2,175	-\$2,294	-\$2,421
Insurance	-\$700	-\$739	-\$779	-\$822	-\$867	-\$915	-\$965	-\$1,018	-\$1,074	-\$1,133
Management Fees	-\$1,688	-\$1,781	-\$1,879	-\$1,982	-\$2,091	-\$2,206	-\$2,327	-\$2,455	-\$2,590	-\$2,733
Leasing/Advertising Fees	-\$296	-\$312	-\$330	-\$348	-\$367	-\$387	-\$408	-\$431	-\$454	-\$479
Association Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance	-\$1,481	-\$1,562	-\$1,648	-\$1,738	-\$1,834	-\$1,935	-\$2,041	-\$2,154	-\$2,272	-\$2,397
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Operating Expenses</b>	<b>-\$5,659</b>	<b>-\$5,971</b>	<b>-\$6,299</b>	<b>-\$6,645</b>	<b>-\$7,011</b>	<b>-\$7,397</b>	<b>-\$7,803</b>	<b>-\$8,233</b>	<b>-\$8,685</b>	<b>-\$9,163</b>

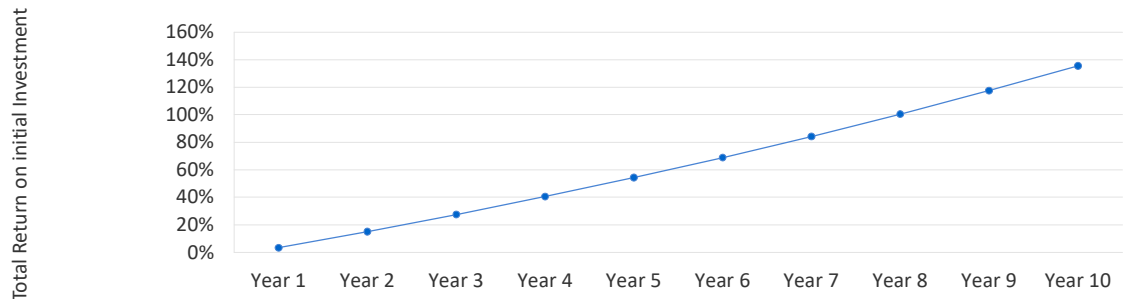
Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Net Operating Income	\$13,094	\$13,814	\$14,574	\$15,375	\$16,221	\$17,113	\$18,054	\$19,047	\$20,095	\$21,200
- Mortgage Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Cash Flow	\$13,094	\$13,814	\$14,574	\$15,375	\$16,221	\$17,113	\$18,054	\$19,047	\$20,095	\$21,200
+ Principal Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Appreciation	\$11,798	\$12,446	\$13,131	\$13,853	\$14,615	\$15,419	\$16,267	\$17,162	\$18,105	\$19,101
= Gross Equity Income	\$24,891	\$26,260	\$27,704	\$29,228	\$30,836	\$32,532	\$34,321	\$36,209	\$38,200	\$40,301
Capitalization Rate	6.1%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%
Cash on Cash Return	6.1%	6.4%	6.7%	7.1%	7.5%	7.9%	8.3%	8.8%	9.3%	9.8%
<b>Return on Equity</b>	<b>11.5%</b>	<b>11.6%</b>	<b>11.6%</b>	<b>11.6%</b>	<b>11.6%</b>	<b>11.6%</b>	<b>11.6%</b>	<b>11.6%</b>	<b>11.6%</b>	<b>11.6%</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>\$226,298</b>	<b>\$238,744</b>	<b>\$251,875</b>	<b>\$265,728</b>	<b>\$280,343</b>	<b>\$295,762</b>	<b>\$312,029</b>	<b>\$329,190</b>	<b>\$347,296</b>	<b>\$366,397</b>
- Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
= Equity	\$226,298	\$238,744	\$251,875	\$265,728	\$280,343	\$295,762	\$312,029	\$329,190	\$347,296	\$366,397
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>

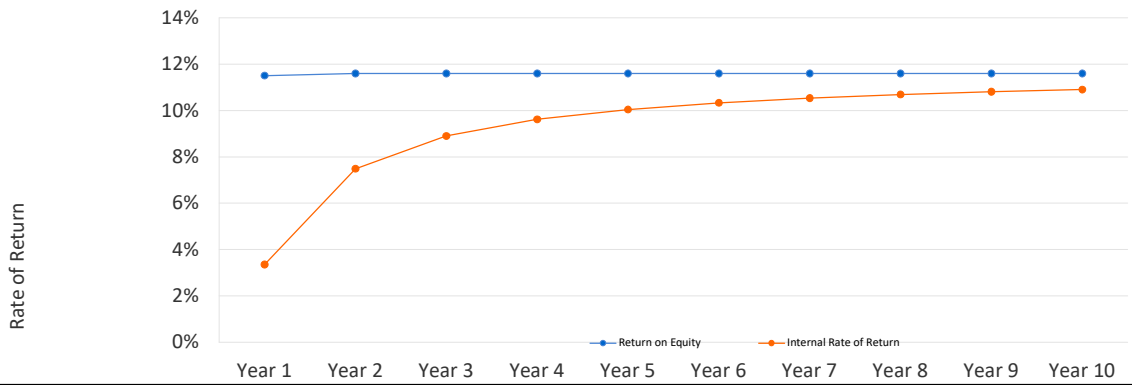
Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Equity</b>	<b>\$226,298</b>	<b>\$238,744</b>	<b>\$251,875</b>	<b>\$265,728</b>	<b>\$280,343</b>	<b>\$295,762</b>	<b>\$312,029</b>	<b>\$329,190</b>	<b>\$347,296</b>	<b>\$366,397</b>
- Closing Costs	-\$15,841	-\$16,712	-\$17,631	-\$18,601	-\$19,624	-\$20,703	-\$21,842	-\$23,043	-\$24,311	-\$25,648
= Proceeds After Sale	\$210,457	\$222,032	\$234,244	\$247,127	\$260,719	\$275,058	\$290,187	\$306,147	\$322,985	\$340,749
+ Cumulative Cash Flow	\$13,094	\$26,907	\$41,481	\$56,856	\$73,077	\$90,190	\$108,244	\$127,291	\$147,385	\$168,585
- Initial Cash Invested	-\$216,305	-\$216,305	-\$216,305	-\$216,305	-\$216,305	-\$216,305	-\$216,305	-\$216,305	-\$216,305	-\$216,305
= <b>Net Profit</b>	<b>\$7,245</b>	<b>\$32,634</b>	<b>\$59,419</b>	<b>\$87,678</b>	<b>\$117,491</b>	<b>\$148,943</b>	<b>\$182,125</b>	<b>\$217,133</b>	<b>\$254,065</b>	<b>\$293,029</b>
Internal Rate of Return	3.3%	7.5%	8.9%	9.6%	10.0%	10.3%	10.5%	10.7%	10.8%	10.9%
<b>Return on Investment</b>	<b>3%</b>	<b>15%</b>	<b>27%</b>	<b>41%</b>	<b>54%</b>	<b>69%</b>	<b>84%</b>	<b>100%</b>	<b>117%</b>	<b>135%</b>

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

## 10 Year Total Return on Investment Projection



## 10 Year Rate of Return Projection



### Assumptions

Closing Costs at Sale	7.0%
Rent Appreciation Rate	5.5%
Property Tax Appreciation	5.5%
Insurance Appreciation	5.5%
Management fee Appreciation	5.5%
Leasing/Advertising Fees Appr	5.5%
Association Fees Appreciation	5.5%
Maintenance Appreciation	5.5%
Other Appreciation	5.5%

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