

Investment Property Demo

5332 Chenango Blvd, Jacksonville, FL 32254

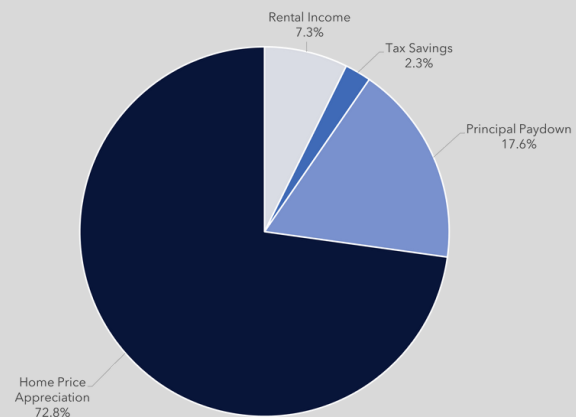


Key Property Details

- **Est. Return On Investment (IRR): 10.81%**
- Purchase Price: \$239,017
- Monthly Rent: \$1,406
- Beds / Baths / Sq Ft: 3/2/1,230
- Rental Status: Available
- Proj. Rent Apprec. Rate: 3.6%
- Proj. Home Apprec. Rate: 4.8%

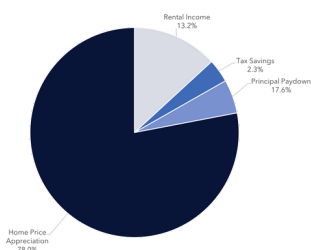
% of Total Returns by Profit Center

Assumptions: \$240k purchase price that appreciates 4.8% per year. Purchased using a 35% down payment with a 5.75%, 30 year, fixed rate mortgage. Initial monthly rent of \$1,536 that grows 3.6% each year. Operating expenses grow at 3% per year. Includes 10% of selling, holding, and closing costs at year of sale. Assumes a 20 year hold.

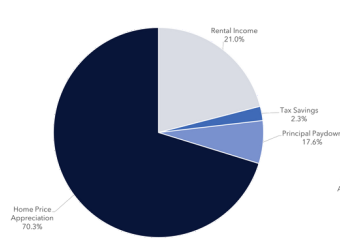


Home price appreciation is the biggest contributor to your overall wealth in rental property investing over a full market cycle. See how clients who invested with JWB over the last 15 years have earned most of their profits from home price appreciation, regardless of the year of purchase:

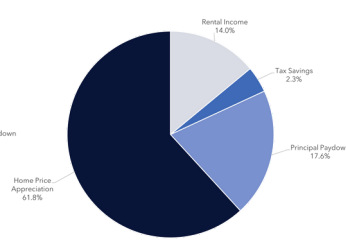
Client Since 2019



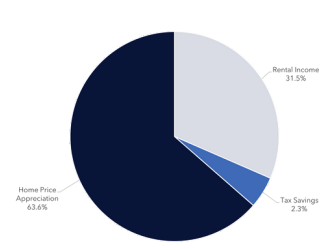
Client Since 2016



Client Since 2012



Client Since 2007



The 5 Profit Centers

	All Cash Purchase	30% Down Payment	35% Down Payment	40% Down Payment
Total Initial Investment	\$236,700	\$82,180	\$94,431	\$106,682
Net Rental Income	\$277,443	\$13,900	\$31,059	\$48,217
Tax Savings	\$17,411	\$8,854	\$9,806	\$10,808
Principal Paydown	\$0	\$80,330	\$74,592	\$68,854
Home Price Appreciation	\$309,510	\$309,510	\$309,510	\$309,510
Total Profits	\$609,824	\$412,594	\$424,967	\$437,389
Return On Investment (IRR)	9.36%	11.21%	10.90%	10.64%

JWB Real Estate Portfolio Investment Highlights

\$75,000

MINIMUM INVESTMENT

9%-10%

ESTIMATED RETURN ON INVESTMENT (IRR)

INCENTIVES:

*subject to availability

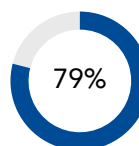
\$5,500

MAINTENANCE CREDIT INCENTIVE

\$5,000

3+ BUNDLES INCENTIVE (MIN OF 3)

Because of our vertically-integrated approach, our clients have gained 79% more home price appreciation than the overall Jacksonville real estate market since 2013.



% MORE HOME PRICE APPRECIATION*



JACKSONVILLE MEDIAN HOME PRICE

Get Started with JWB

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