

JWB REAL ESTATE CAPITAL PROPERTY ANALYSIS




PROPERTY INFORMATION	
10524 BRIARCLIFF RD S JACKSONVILLE, FL 32218	
Purchase Price	\$132,000.00
Beds	3
Baths	1
Parking	Driveway
Estimated Rent Range	\$900-\$1000
Estimated Monthly Rent	\$950
Estimated Annual Property Taxes	\$1,148
Estimated Annual Homeowners Insurance	\$782
Estimated Annual HOA Dues	\$0
Estimated Annual Prop Mgmt Fee (10%)	\$1,140
Year Built	1955
Square Footage	1,626
City Sewer / Septic	City Sewer

Summary of Returns by Purchase Method	
Estimated Cash Purchase Total Monthly Cash Flow	\$694
Estimated Cash Purchase Total Return On Investment	6.21%
Estimated Non Recourse Financing Total Monthly Cash Flow	\$79
Estimated Non Recourse Financing Total Return On Investment	1.08%
Estimated Conventional Financing Total Monthly Cash Flow	\$163
Estimated Conventional Financing Total Return On Investment	9.30%

PROPERTY ASSUMPTIONS	
Vacancy Rate	4.00%
Maintenance Rate	6.00%

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PROPERTY ANALYSIS FOR INVESTOR PURCHASE USING ALL CASH

Property Information	
10524 BRIARCLIFF RD S JACKSONVILLE, FL 32218	3 Beds 1 Baths Driveway Parking 1,626 Square Footage 1955 Year Built City Sewer City Sewer / Septic
	
Purchase Price	\$ 132,000

Financing Assumptions	
Downpayment	100%
Finance Amt	\$ -
Downpayment Amt	\$ 132,000
Interest Rate	
Mortgage (yrs)	
Mortgage Payment	\$ -

Rental Assumptions	
Estimated Rent Range	\$900-\$1000
Estimated Monthly Rent	\$ 950
Down Payment	\$ 132,000
Est. Closing Costs	\$ 1,500
Total Initial Investment	\$ 133,500


Property KPI	
Total Initial Investment	\$ 133,500
Monthly Cash Flow	\$ 694
Total ROI	6.21%

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
Revenues											
Rental Income	\$ 950	\$ 11,400	\$ 11,514	\$ 11,629	\$ 11,745	\$ 11,863	\$ 11,982	\$ 12,101	\$ 12,222	\$ 12,345	\$ 12,468
Vacancy Rate	4%	\$ (456)	\$ (461)	\$ (465)	\$ (470)	\$ (475)	\$ (479)	\$ (484)	\$ (489)	\$ (494)	\$ (499)
Gross Rental Income	\$ 950	\$ 10,944	\$ 11,053	\$ 11,164	\$ 11,276	\$ 11,388	\$ 11,502	\$ 11,617	\$ 11,733	\$ 11,851	\$ 11,969
Expenses											
Estimated Annual Property Taxes	\$ 96	\$ 1,148	\$ 1,182	\$ 1,218	\$ 1,254	\$ 1,292	\$ 1,331	\$ 1,371	\$ 1,412	\$ 1,454	\$ 1,498
Estimated Annual Homeowners Insurance	\$ 65	\$ 782	\$ 805	\$ 830	\$ 855	\$ 880	\$ 907	\$ 934	\$ 962	\$ 991	\$ 1,020
Estimated Annual HOA Dues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated Annual Prop Mgmt Fee (10%)	\$ 95	\$ 1,332	\$ 1,343	\$ 1,354	\$ 1,365	\$ 1,376	\$ 1,388	\$ 1,399	\$ 1,411	\$ 1,423	\$ 1,434
Maintenance & Repairs	6%	\$ 684	\$ 705	\$ 726	\$ 747	\$ 770	\$ 793	\$ 817	\$ 841	\$ 866	\$ 892
Total Expenses	\$ 256	\$ 3,946	\$ 4,035	\$ 4,127	\$ 4,221	\$ 4,318	\$ 4,418	\$ 4,520	\$ 4,626	\$ 4,734	\$ 4,845
Net Operating Income (NOI)		\$ 6,998	\$ 7,018	\$ 7,037	\$ 7,054	\$ 7,070	\$ 7,084	\$ 7,097	\$ 7,108	\$ 7,117	\$ 7,124
Cash Flow											
NOI (Cash Available)	\$ 694	\$ 6,998	\$ 7,018	\$ 7,037	\$ 7,054	\$ 7,070	\$ 7,084	\$ 7,097	\$ 7,108	\$ 7,117	\$ 7,124
Mortgage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Cash Flow	\$ 694	\$ 6,998	\$ 7,018	\$ 7,037	\$ 7,054	\$ 7,070	\$ 7,084	\$ 7,097	\$ 7,108	\$ 7,117	\$ 7,124
Principal Paydown	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated Tax Savings		\$ 1,296	\$ 1,296	\$ 1,296	\$ 1,296	\$ 1,296	\$ 1,296	\$ 1,296	\$ 1,296	\$ 1,296	\$ 1,296
Total Return		\$ 8,294	\$ 8,314	\$ 8,333	\$ 8,350	\$ 8,366	\$ 8,380	\$ 8,393	\$ 8,404	\$ 8,413	\$ 8,420
Total ROI		6.21%	6.23%	6.24%	6.25%	6.27%	6.28%	6.29%	6.29%	6.30%	6.31%

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PROPERTY ANALYSIS FOR INVESTORS PURCHASE USING NON-RECOURSE FINANCING

Property Information	
10524 BRIARCLIFF RD S JACKSONVILLE, FL 32218	3 Beds 1 Baths Driveway Parking 1,626 Square Footage 1955 Year Built City Sewer City Sewer / Septic
	
Purchase Price	\$ 132,000

Financing Assumptions	
Downpayment	50%
Finance Amt	\$ 66,000
Downpayment Amt	\$ 66,000
Interest Rate	9.50%
Mortgage (yrs)	20
Mortgage Payment	\$ 615.21

Rental Assumptions	
Estimated Rent Range	\$900-\$1000
Estimated Monthly Rent	\$ 950
Down Payment	\$ 66,000
Est. Closing Costs	\$ 5,940
Total Initial Investment	\$ 71,940


Property KPI	
Total Initial Investment	\$ 71,940
Monthly Cash Flow	\$ 79
Total ROI	1.08%

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
Revenues											
Rental Income	\$ 950	\$ 11,400	\$ 11,514	\$ 11,629	\$ 11,745	\$ 11,863	\$ 11,982	\$ 12,101	\$ 12,222	\$ 12,345	\$ 12,468
Vacancy Rate	4%	\$ (456)	\$ (461)	\$ (465)	\$ (470)	\$ (475)	\$ (479)	\$ (484)	\$ (489)	\$ (494)	\$ (499)
Gross Rental Income	\$ 950	\$ 10,944	\$ 11,053	\$ 11,164	\$ 11,276	\$ 11,388	\$ 11,502	\$ 11,617	\$ 11,733	\$ 11,851	\$ 11,969
Expenses											
Estimated Annual Property Taxes	\$ 96	\$ 1,148	\$ 1,182	\$ 1,218	\$ 1,254	\$ 1,292	\$ 1,331	\$ 1,371	\$ 1,412	\$ 1,454	\$ 1,498
Estimated Annual Homeowners Insurance	\$ 65	\$ 782	\$ 805	\$ 830	\$ 855	\$ 880	\$ 907	\$ 934	\$ 962	\$ 991	\$ 1,020
Estimated Annual HOA Dues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated Annual Prop Mgmt Fee (10%)	\$ 95	\$ 1,332	\$ 1,343	\$ 1,354	\$ 1,365	\$ 1,376	\$ 1,388	\$ 1,399	\$ 1,411	\$ 1,423	\$ 1,434
Maintenance & Repairs	6%	\$ 684	\$ 705	\$ 726	\$ 747	\$ 770	\$ 793	\$ 817	\$ 841	\$ 866	\$ 892
Total Expenses	\$ 256	\$ 3,946	\$ 4,035	\$ 4,127	\$ 4,221	\$ 4,318	\$ 4,418	\$ 4,520	\$ 4,626	\$ 4,734	\$ 4,845
Net Operating Income (NOI)		\$ 6,998	\$ 7,018	\$ 7,037	\$ 7,054	\$ 7,070	\$ 7,084	\$ 7,097	\$ 7,108	\$ 7,117	\$ 7,124
Cash Flow											
NOI (Cash Available)	\$ 694	\$ 6,998	\$ 7,018	\$ 7,037	\$ 7,054	\$ 7,070	\$ 7,084	\$ 7,097	\$ 7,108	\$ 7,117	\$ 7,124
Mortgage	\$ 615	\$ 7,382	\$ 7,382	\$ 7,382	\$ 7,382	\$ 7,382	\$ 7,382	\$ 7,382	\$ 7,382	\$ 7,382	\$ 7,382
Total Cash Flow	\$ 79	\$ (384)	\$ (364)	\$ (346)	\$ (328)	\$ (313)	\$ (298)	\$ (286)	\$ (275)	\$ (266)	\$ (258)
Principal Paydown		\$ 1,162	\$ 1,278	\$ 1,404	\$ 1,544	\$ 1,697	\$ 1,865	\$ 2,051	\$ 2,254	\$ 2,478	\$ 2,724
Estimated Tax Savings		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Return		\$ 778	\$ 913	\$ 1,059	\$ 1,215	\$ 1,384	\$ 1,567	\$ 1,765	\$ 1,979	\$ 2,212	\$ 2,465
Total ROI		1.08%	1.27%	1.47%	1.69%	1.92%	2.18%	2.45%	2.75%	3.07%	3.43%

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PROPERTY ANALYSIS FOR INVESTORS PURCHASE USING CONVENTIONAL FINANCING

Property Information	
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Purchase Price	\$ 132,000

Financing Assumptions	
Downpayment	25%
Finance Amt	\$ 99,000
Downpayment Amt	\$ 33,000
Interest Rate	5.00%
Mortgage (yrs)	30
Mortgage Payment	\$ 531.45

Rental Assumptions	
Rent Range	\$900-\$1000
Total Rent/Month	\$ 950
Down Payment	\$ 33,000
Est. Closing Costs	\$ 3,300
Total Initial Investment	\$ 36,300

Property KPI	
Total Initial Investment	\$ 36,300
Monthly Cash Flow	\$ 163
Total ROI	9.30%

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
Revenues											
Rental Income	\$ 950	\$ 11,400	\$ 11,514	\$ 11,629	\$ 11,745	\$ 11,863	\$ 11,982	\$ 12,101	\$ 12,222	\$ 12,345	\$ 12,468
Vacancy Rate	4%	\$ (456)	\$ (461)	\$ (465)	\$ (470)	\$ (475)	\$ (479)	\$ (484)	\$ (489)	\$ (494)	\$ (499)
Gross Rental Income	\$ 950	\$ 10,944	\$ 11,053	\$ 11,164	\$ 11,276	\$ 11,388	\$ 11,502	\$ 11,617	\$ 11,733	\$ 11,851	\$ 11,969
Expenses											
Estimated Annual Property Taxes	\$ 96	\$ 1,148	\$ 1,182	\$ 1,218	\$ 1,254	\$ 1,292	\$ 1,331	\$ 1,371	\$ 1,412	\$ 1,454	\$ 1,498
Estimated Annual Homeowners Insurance	\$ 65	\$ 782	\$ 805	\$ 830	\$ 855	\$ 880	\$ 907	\$ 934	\$ 962	\$ 991	\$ 1,020
Estimated Annual HOA Dues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated Annual Prop Mgmt Fee (10%)	\$ 95	\$ 1,332	\$ 1,343	\$ 1,354	\$ 1,365	\$ 1,376	\$ 1,388	\$ 1,399	\$ 1,411	\$ 1,423	\$ 1,434
Maintenance & Repairs	6%	\$ 684	\$ 705	\$ 726	\$ 747	\$ 770	\$ 793	\$ 817	\$ 841	\$ 866	\$ 892
Total Expenses	\$ 256	\$ 3,946	\$ 4,035	\$ 4,127	\$ 4,221	\$ 4,318	\$ 4,418	\$ 4,520	\$ 4,626	\$ 4,734	\$ 4,845
Net Operating Income (NOI)		\$ 6,998	\$ 7,018	\$ 7,037	\$ 7,054	\$ 7,070	\$ 7,084	\$ 7,097	\$ 7,108	\$ 7,117	\$ 7,124
Cash Flow											
NOI (Cash Available)	\$ 694	\$ 6,998	\$ 7,018	\$ 7,037	\$ 7,054	\$ 7,070	\$ 7,084	\$ 7,097	\$ 7,108	\$ 7,117	\$ 7,124
Mortgage	\$ 531	\$ 6,377	\$ 6,377	\$ 6,377	\$ 6,377	\$ 6,377	\$ 6,377	\$ 6,377	\$ 6,377	\$ 6,377	\$ 6,377
Principal Paydown		\$1,461	\$ 1,535	\$ 1,614	\$ 1,696	\$ 1,783	\$ 1,874	\$ 1,970	\$ 2,071	\$ 2,177	\$ 2,289
Estimated Tax Savings		\$ 1,296	\$ 1,296	\$ 1,296	\$ 1,296	\$ 1,296	\$ 1,296	\$ 1,296	\$ 1,296	\$ 1,296	\$ 1,296
Total Return		\$ 3,377.26	\$ 3,472.06	\$ 3,569.32	\$ 3,669.17	\$ 3,771.76	\$ 3,877.22	\$ 3,985.73	\$ 4,097.46	\$ 4,212.58	\$ 4,331.29
Total ROI		9.30%	9.56%	9.83%	10.11%	10.39%	10.68%	10.98%	11.29%	11.60%	11.93%

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