

**JWB REAL ESTATE CAPITAL PROPERTY ANALYSIS**




PROPERTY INFORMATION	
<b>2562 RED ROBIN DR W JACKSONVILLE, FL 32210</b>	
Purchase Price	<b>\$160,000.00</b>
Beds	3
Baths	2
Parking	2 car gar
Estimated Rent Range	\$1100-\$1200
Estimated Monthly Rent	\$1,150
Estimated Annual Property Taxes	\$2,300
Estimated Annual Homeowners Insurance	\$446
Estimated Annual HOA Dues	\$0
Estimated Annual Prop Mgmt Fee (10%)	\$1,380
Year Built	2019
Square Footage	1,209
City Sewer / Septic	Sewer

Summary of Returns by Purchase Method	
Estimated Cash Purchase Total Monthly Cash Flow	<b>\$806</b>
Estimated Cash Purchase Total Return On Investment	<b>6.14%</b>
Estimated Non Recourse Financing Total Monthly Cash Flow	<b>\$60</b>
Estimated Non Recourse Financing Total Return On Investment	<b>0.92%</b>
Estimated Conventional Financing Total Monthly Cash Flow	<b>\$162</b>
Estimated Conventional Financing Total Return On Investment	<b>8.97%</b>

PROPERTY ASSUMPTIONS	
Vacancy Rate	4.00%
Maintenance Rate	4.00%

*Expected returns are estimates only and are not guaranteed. The actual Return on Investment (ROI) for any investment opportunity is based on many factors and cannot be predicted with certainty. The ROI and other figures provided by JWB are estimates only, not guaranteed and are subject to change. Estimated ROI does not include or account for additional potential costs such as home warranties, closing costs, or additional maintenance or vacancies. We realize that there are multiple methods of calculating ROI, and some assumptions or information contained herein may not be apply every investor's model. The data provided herein is not guaranteed and should be independently verified. JWB expressly disclaims any liability or responsibility for the accuracy, correctness, or completeness of any information provided and encourages investors to do their own research. JWB is not a financial advisor and is not offering financial planning advice.*

**PROPERTY ANALYSIS FOR INVESTOR PURCHASE USING ALL CASH**

Property Information	
2562 RED ROBIN DR W JACKSONVILLE, FL 32210	3 Beds 2 Baths 2 car gar Parking 1,209 Square Footage 2019 Year Built Sewer City Sewer / Septic
	
<b>Purchase Price</b>	<b>\$ 160,000</b>

Financing Assumptions	
Downpayment	100%
Finance Amt	\$ -
Downpayment Amt	\$ 160,000
Interest Rate	
Mortgage (yrs)	
Mortgage Payment	\$ -

Rental Assumptions	
Estimated Rent Range	\$1100-\$1200
Estimated Monthly Rent	\$ 1,150
Down Payment	\$ 160,000
Est. Closing Costs	\$ 1,500
<b>Total Initial Investment</b>	<b>\$ 161,500</b>


Property KPI	
Total Initial Investment	\$ 161,500
Monthly Cash Flow	\$ 806
<b>Total ROI</b>	<b>6.14%</b>

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
<b>Revenues</b>											
Rental Income	\$ 1,150	\$ 13,800	\$ 13,938	\$ 14,077	\$ 14,218	\$ 14,360	\$ 14,504	\$ 14,649	\$ 14,795	\$ 14,943	\$ 15,093
Vacancy Rate	4%	\$ (552)	\$ (558)	\$ (563)	\$ (569)	\$ (574)	\$ (580)	\$ (586)	\$ (592)	\$ (598)	\$ (604)
Gross Rental Income	\$ 1,150	\$ 13,248	\$ 13,380	\$ 13,514	\$ 13,649	\$ 13,786	\$ 13,924	\$ 14,063	\$ 14,204	\$ 14,346	\$ 14,489
<b>Expenses</b>											
Estimated Annual Property Taxes	\$ 192	\$ 2,300	\$ 2,369	\$ 2,440	\$ 2,513	\$ 2,589	\$ 2,666	\$ 2,746	\$ 2,829	\$ 2,914	\$ 3,001
Estimated Annual Homeowners Insurance	\$ 37	\$ 446	\$ 459	\$ 473	\$ 487	\$ 502	\$ 517	\$ 533	\$ 549	\$ 565	\$ 582
Estimated Annual HOA Dues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated Annual Prop Mgmt Fee (10%)	\$ 115	\$ 1,612	\$ 1,626	\$ 1,639	\$ 1,652	\$ 1,666	\$ 1,680	\$ 1,694	\$ 1,708	\$ 1,722	\$ 1,736
Maintenance & Repairs	4%	\$ 552	\$ 569	\$ 586	\$ 603	\$ 621	\$ 640	\$ 659	\$ 679	\$ 699	\$ 720
<b>Total Expenses</b>	\$ 344	\$ 4,910	\$ 5,022	\$ 5,138	\$ 5,256	\$ 5,378	\$ 5,503	\$ 5,632	\$ 5,764	\$ 5,900	\$ 6,040
<b>Net Operating Income (NOI)</b>		\$ 8,338	\$ 8,358	\$ 8,377	\$ 8,393	\$ 8,408	\$ 8,421	\$ 8,431	\$ 8,440	\$ 8,446	\$ 8,450
<b>Cash Flow</b>											
NOI (Cash Available)	\$ 806	\$ 8,338	\$ 8,358	\$ 8,377	\$ 8,393	\$ 8,408	\$ 8,421	\$ 8,431	\$ 8,440	\$ 8,446	\$ 8,450
Mortgage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Cash Flow</b>	\$ 806	\$ 8,338	\$ 8,358	\$ 8,377	\$ 8,393	\$ 8,408	\$ 8,421	\$ 8,431	\$ 8,440	\$ 8,446	\$ 8,450
Principal Paydown	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated Tax Savings	\$ -	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571
<b>Total Return</b>	\$ -	\$ 9,909	\$ 9,929	\$ 9,947	\$ 9,964	\$ 9,979	\$ 9,992	\$ 10,002	\$ 10,011	\$ 10,017	\$ 10,020
<b>Total ROI</b>		6.14%	6.15%	6.16%	6.17%	6.18%	6.19%	6.19%	6.20%	6.20%	6.20%

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**PROPERTY ANALYSIS FOR INVESTORS PURCHASE USING CONVENTIONAL FINANCING**

Property Information	
2562 RED ROBIN DR W JACKSONVILLE, FL 32210	3 Beds 2 Baths 2 car gar Parking 1,209 Square Footage 2019 Year Built Sewer City Sewer / Septic
	
<b>Purchase Price</b>	<b>\$ 160,000</b>

Financing Assumptions	
Downpayment	25%
Finance Amt	\$ 120,000
Downpayment Amt	\$ 40,000
Interest Rate	5.00%
Mortgage (yrs)	30
Mortgage Payment	\$ 644.19

Rental Assumptions	
Rent Range	\$1100-\$1200
Total Rent/Month	\$ 1,150
Down Payment	\$ 40,000
Est. Closing Costs	\$ 4,000
<b>Total Initial Investment</b>	<b>\$ 44,000</b>


Property KPI	
Total Initial Investment	\$ 44,000
Monthly Cash Flow	\$ 162
<b>Total ROI</b>	<b>8.97%</b>

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
<b>Revenues</b>											
Rental Income	\$ 1,150	\$ 13,800	\$ 13,938	\$ 14,077	\$ 14,218	\$ 14,360	\$ 14,504	\$ 14,649	\$ 14,795	\$ 14,943	\$ 15,093
Vacancy Rate	4%	\$ (552)	\$ (558)	\$ (563)	\$ (569)	\$ (574)	\$ (580)	\$ (586)	\$ (592)	\$ (598)	\$ (604)
Gross Rental Income	\$ 1,150	\$ 13,248	\$ 13,380	\$ 13,514	\$ 13,649	\$ 13,786	\$ 13,924	\$ 14,063	\$ 14,204	\$ 14,346	\$ 14,489
<b>Expenses</b>											
Estimated Annual Property Taxes	\$ 192	\$ 2,300	\$ 2,369	\$ 2,440	\$ 2,513	\$ 2,589	\$ 2,666	\$ 2,746	\$ 2,829	\$ 2,914	\$ 3,001
Estimated Annual Homeowners Insurance	\$ 37	\$ 446	\$ 459	\$ 473	\$ 487	\$ 502	\$ 517	\$ 533	\$ 549	\$ 565	\$ 582
Estimated Annual HOA Dues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated Annual Prop Mgmt Fee (10%)	\$ 115	\$ 1,612	\$ 1,626	\$ 1,639	\$ 1,652	\$ 1,666	\$ 1,680	\$ 1,694	\$ 1,708	\$ 1,722	\$ 1,736
Maintenance & Repairs	4%	\$ 552	\$ 569	\$ 586	\$ 603	\$ 621	\$ 640	\$ 659	\$ 679	\$ 699	\$ 720
<b>Total Expenses</b>	\$ 344	\$ 4,910	\$ 5,022	\$ 5,138	\$ 5,256	\$ 5,378	\$ 5,503	\$ 5,632	\$ 5,764	\$ 5,900	\$ 6,040
<b>Net Operating Income (NOI)</b>		\$ 8,338	\$ 8,358	\$ 8,377	\$ 8,393	\$ 8,408	\$ 8,421	\$ 8,431	\$ 8,440	\$ 8,446	\$ 8,450
<b>Cash Flow</b>											
NOI (Cash Available)	\$ 806	\$ 8,338	\$ 8,358	\$ 8,377	\$ 8,393	\$ 8,408	\$ 8,421	\$ 8,431	\$ 8,440	\$ 8,446	\$ 8,450
Mortgage	\$ 644	\$ 7,730	\$ 7,730	\$ 7,730	\$ 7,730	\$ 7,730	\$ 7,730	\$ 7,730	\$ 7,730	\$ 7,730	\$ 7,730
Principal Paydown		\$1,770	\$1,861	\$1,956	\$2,056	\$2,162	\$2,272	\$2,388	\$2,511	\$2,639	\$2,774
Estimated Tax Savings		\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571	\$ 1,571
<b>Total Return</b>		\$ 3,949	\$ 4,060	\$ 4,173	\$ 4,290	\$ 4,410	\$ 4,533	\$ 4,660	\$ 4,791	\$ 4,925	\$ 5,064
<b>Total ROI</b>		8.97%	9.23%	9.49%	9.75%	10.02%	10.30%	10.59%	10.89%	11.19%	11.51%

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**PROPERTY ANALYSIS FOR INVESTORS PURCHASE USING NON-RECOURSE FINANCING**

Property Information	
2562 RED ROBIN DR W JACKSONVILLE, FL 32210	3 Beds 2 Baths 2 car gar Parking 1,209 Square Footage 2019 Year Built Sewer City Sewer / Septic
	
<b>Purchase Price</b>	<b>\$ 160,000</b>

Financing Assumptions	
Downpayment	<b>50%</b>
Finance Amt	\$ 80,000
Downpayment Amt	\$ 80,000
Interest Rate	<b>9.50%</b>
Mortgage (yrs)	<b>20</b>
Mortgage Payment	\$ 745.70

Rental Assumptions	
Estimated Rent Range	<b>\$1100-\$1200</b>
Estimated Monthly Rent	\$ 1,150
Down Payment	\$ 80,000
Est. Closing Costs	\$ 7,200
<b>Total Initial Investment</b>	<b>\$ 87,200</b>

Property KPI	
Total Initial Investment	\$ 87,200
Monthly Cash Flow	\$ 60
<b>Total ROI</b>	<b>0.92%</b>

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
<b>Revenues</b>											
Rental Income	\$ 1,150	\$ 13,800	\$ 13,938	\$ 14,077	\$ 14,218	\$ 14,360	\$ 14,504	\$ 14,649	\$ 14,795	\$ 14,943	\$ 15,093
Vacancy Rate	4%	\$ (552)	\$ (558)	\$ (563)	\$ (569)	\$ (574)	\$ (580)	\$ (586)	\$ (592)	\$ (598)	\$ (604)
Gross Rental Income	\$ 1,150	\$ 13,248	\$ 13,380	\$ 13,514	\$ 13,649	\$ 13,786	\$ 13,924	\$ 14,063	\$ 14,204	\$ 14,346	\$ 14,489
<b>Expenses</b>											
Estimated Annual Property Taxes	\$ 192	\$ 2,300	\$ 2,369	\$ 2,440	\$ 2,513	\$ 2,589	\$ 2,666	\$ 2,746	\$ 2,829	\$ 2,914	\$ 3,001
Estimated Annual Homeowners Insurance	\$ 37	\$ 446	\$ 459	\$ 473	\$ 487	\$ 502	\$ 517	\$ 533	\$ 549	\$ 565	\$ 582
Estimated Annual HOA Dues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated Annual Prop Mgmt Fee (10%)	\$ 115	\$ 1,612	\$ 1,626	\$ 1,639	\$ 1,652	\$ 1,666	\$ 1,680	\$ 1,694	\$ 1,708	\$ 1,722	\$ 1,736
Maintenance & Repairs	4%	\$ 552	\$ 569	\$ 586	\$ 603	\$ 621	\$ 640	\$ 659	\$ 679	\$ 699	\$ 720
<b>Total Expenses</b>	\$ 344	\$ 4,910	\$ 5,022	\$ 5,138	\$ 5,256	\$ 5,378	\$ 5,503	\$ 5,632	\$ 5,764	\$ 5,900	\$ 6,040
<b>Net Operating Income (NOI)</b>		\$ 8,338	\$ 8,358	\$ 8,377	\$ 8,393	\$ 8,408	\$ 8,421	\$ 8,431	\$ 8,440	\$ 8,446	\$ 8,450
<b>Cash Flow</b>											
NOI (Cash Available)	\$ 806	\$ 8,338	\$ 8,358	\$ 8,377	\$ 8,393	\$ 8,408	\$ 8,421	\$ 8,431	\$ 8,440	\$ 8,446	\$ 8,450
Mortgage	\$ 746	\$ 8,948	\$ 8,948	\$ 8,948	\$ 8,948	\$ 8,948	\$ 8,948	\$ 8,948	\$ 8,948	\$ 8,948	\$ 8,948
<b>Total Cash Flow</b>	\$ 60	\$ (611)	\$ (590)	\$ (572)	\$ (555)	\$ (541)	\$ (528)	\$ (517)	\$ (509)	\$ (503)	\$ (499)
Principal Paydown		\$ 1,409	\$ 1,549	\$ 1,702	\$ 1,871	\$ 2,057	\$ 2,261	\$ 2,485	\$ 2,732	\$ 3,003	\$ 3,301
Estimated Tax Savings		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Return</b>		\$ 798	\$ 958	\$ 1,130	\$ 1,316	\$ 1,516	\$ 1,733	\$ 1,968	\$ 2,223	\$ 2,501	\$ 2,802
<b>Total ROI</b>		<b>0.92%</b>	<b>1.10%</b>	<b>1.30%</b>	<b>1.51%</b>	<b>1.74%</b>	<b>1.99%</b>	<b>2.26%</b>	<b>2.55%</b>	<b>2.87%</b>	<b>3.21%</b>

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