

JWB REAL ESTATE CAPITAL PROPERTY ANALYSIS




PROPERTY INFORMATION	
7271 HONDA DR JACKSONVILLE, FL 32221	
Purchase Price	\$195,000.00
Beds	4
Baths	2
Parking	2 car gar
Estimated Rent Range	\$1350-\$1400
Estimated Monthly Rent	\$1,375
Estimated Annual Property Taxes	\$2,800
Estimated Annual Homeowners Insurance	\$407
Estimated Annual HOA Dues	\$0
Estimated Annual Prop Mgmt Fee (10%)	\$1,650
Year Built	2019
Square Footage	1,760
City Sewer / Septic	Septic

Summary of Returns by Purchase Method	
Estimated Cash Purchase Total Monthly Cash Flow	\$970
Estimated Cash Purchase Total Return On Investment	6.09%
Estimated Non Recourse Financing Total Monthly Cash Flow	\$61
Estimated Non Recourse Financing Total Return On Investment	0.81%
Estimated Conventional Financing Total Monthly Cash Flow	\$185
Estimated Conventional Financing Total Return On Investment	8.76%

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	
7271 HONDA DR JACKSONVILLE, FL 32221	4 Beds 2 Baths 2 car gar Parking 1,760 Square Footage 2019 Year Built Septic City Sewer / Septic
	
Purchase Price	\$ 195,000

Financing Assumptions	
Downpayment	100%
Finance Amt	\$ -
Downpayment Amt	\$ 195,000
Interest Rate	
Mortgage (yrs)	
Mortgage Payment	\$ -

Rental Assumptions	
Estimated Rent Range	\$1350-\$1400
Estimated Monthly Rent	\$ 1,375
Down Payment	\$ 195,000
Est. Closing Costs	\$ 1,500
Total Initial Investment	\$ 196,500


Property KPI	
Total Initial Investment	\$ 196,500
Monthly Cash Flow	\$ 970
Total ROI	6.09%

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	\$ 1,375	\$ 16,500	\$ 16,665	\$ 16,832	\$ 17,000	\$ 17,170	\$ 17,342	\$ 17,515	\$ 17,690	\$ 17,867	\$ 18,046
Vacancy Rate	4%	\$ (660)	\$ (667)	\$ (673)	\$ (680)	\$ (687)	\$ (694)	\$ (701)	\$ (708)	\$ (715)	\$ (722)
Gross Rental Income	\$ 1,375	\$ 15,840	\$ 15,998	\$ 16,158	\$ 16,320	\$ 16,483	\$ 16,648	\$ 16,814	\$ 16,983	\$ 17,152	\$ 17,324
Expenses											
Estimated Annual Property Taxes	\$ 233	\$ 2,800	\$ 2,884	\$ 2,971	\$ 3,060	\$ 3,151	\$ 3,246	\$ 3,343	\$ 3,444	\$ 3,547	\$ 3,653
Estimated Annual Homeowners Insurance	\$ 34	\$ 407	\$ 419	\$ 432	\$ 445	\$ 458	\$ 472	\$ 486	\$ 501	\$ 516	\$ 531
Estimated Annual HOA Dues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated Annual Prop Mgmt Fee (10%)	\$ 138	\$ 1,928	\$ 1,944	\$ 1,960	\$ 1,976	\$ 1,992	\$ 2,009	\$ 2,025	\$ 2,042	\$ 2,059	\$ 2,076
Maintenance & Repairs	4%	\$ 660	\$ 680	\$ 700	\$ 721	\$ 743	\$ 765	\$ 788	\$ 812	\$ 836	\$ 861
Total Expenses	\$ 405	\$ 5,795	\$ 5,927	\$ 6,062	\$ 6,201	\$ 6,344	\$ 6,491	\$ 6,643	\$ 6,798	\$ 6,958	\$ 7,122
Net Operating Income (NOI)		\$ 10,045	\$ 10,072	\$ 10,096	\$ 10,119	\$ 10,139	\$ 10,157	\$ 10,172	\$ 10,185	\$ 10,195	\$ 10,202
Cash Flow											
NOI (Cash Available)	\$ 970	\$ 10,045	\$ 10,072	\$ 10,096	\$ 10,119	\$ 10,139	\$ 10,157	\$ 10,172	\$ 10,185	\$ 10,195	\$ 10,202
Mortgage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Cash Flow	\$ 970	\$ 10,045	\$ 10,072	\$ 10,096	\$ 10,119	\$ 10,139	\$ 10,157	\$ 10,172	\$ 10,185	\$ 10,195	\$ 10,202
Principal Paydown	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated Tax Savings	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915
Total Return	\$ 11,960	\$ 11,986	\$ 12,011	\$ 12,033	\$ 12,053	\$ 12,071	\$ 12,086	\$ 12,099	\$ 12,109	\$ 12,117	
Total ROI		6.09%	6.10%	6.11%	6.12%	6.13%	6.14%	6.15%	6.16%	6.16%	6.17%

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PROPERTY ANALYSIS FOR INVESTORS PURCHASE USING NON-RECOURSE FINANCING

Property Information	
7271 HONDA DR JACKSONVILLE, FL 32221	4 Beds 2 Baths 2 car gar Parking 1,760 Square Footage 2019 Year Built Septic City Sewer / Septic
	
Purchase Price	\$ 195,000

Financing Assumptions	
Downpayment	50%
Finance Amt	\$ 97,500
Downpayment Amt	\$ 97,500
Interest Rate	9.50%
Mortgage (yrs)	20
Mortgage Payment	\$ 908.83

Rental Assumptions	
Estimated Rent Range	\$1350-\$1400
Estimated Monthly Rent	\$ 1,375
Down Payment	\$ 97,500
Est. Closing Costs	\$ 8,775
Total Initial Investment	\$ 106,275


Property KPI	
Total Initial Investment	\$ 106,275
Monthly Cash Flow	\$ 61
Total ROI	0.81%

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	\$ 1,375	\$ 16,500	\$ 16,665	\$ 16,832	\$ 17,000	\$ 17,170	\$ 17,342	\$ 17,515	\$ 17,690	\$ 17,867	\$ 18,046
Vacancy Rate	4%	\$ (660)	\$ (667)	\$ (673)	\$ (680)	\$ (687)	\$ (694)	\$ (701)	\$ (708)	\$ (715)	\$ (722)
Gross Rental Income	\$ 1,375	\$ 15,840	\$ 15,998	\$ 16,158	\$ 16,320	\$ 16,483	\$ 16,648	\$ 16,814	\$ 16,983	\$ 17,152	\$ 17,324
Expenses											
Estimated Annual Property Taxes	\$ 233	\$ 2,800	\$ 2,884	\$ 2,971	\$ 3,060	\$ 3,151	\$ 3,246	\$ 3,343	\$ 3,444	\$ 3,547	\$ 3,653
Estimated Annual Homeowners Insurance	\$ 34	\$ 407	\$ 419	\$ 432	\$ 445	\$ 458	\$ 472	\$ 486	\$ 501	\$ 516	\$ 531
Estimated Annual HOA Dues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated Annual Prop Mgmt Fee (10%)	\$ 138	\$ 1,928	\$ 1,944	\$ 1,960	\$ 1,976	\$ 1,992	\$ 2,009	\$ 2,025	\$ 2,042	\$ 2,059	\$ 2,076
Maintenance & Repairs	4%	\$ 660	\$ 680	\$ 700	\$ 721	\$ 743	\$ 765	\$ 788	\$ 812	\$ 836	\$ 861
Total Expenses	\$ 405	\$ 5,795	\$ 5,927	\$ 6,062	\$ 6,201	\$ 6,344	\$ 6,491	\$ 6,643	\$ 6,798	\$ 6,958	\$ 7,122
Net Operating Income (NOI)		\$ 10,045	\$ 10,072	\$ 10,096	\$ 10,119	\$ 10,139	\$ 10,157	\$ 10,172	\$ 10,185	\$ 10,195	\$ 10,202
Cash Flow											
NOI (Cash Available)	\$ 970	\$ 10,045	\$ 10,072	\$ 10,096	\$ 10,119	\$ 10,139	\$ 10,157	\$ 10,172	\$ 10,185	\$ 10,195	\$ 10,202
Mortgage	\$ 909	\$ 10,906	\$ 10,906	\$ 10,906	\$ 10,906	\$ 10,906	\$ 10,906	\$ 10,906	\$ 10,906	\$ 10,906	\$ 10,906
Total Cash Flow	\$ 61	\$ (861)	\$ (834)	\$ (810)	\$ (787)	\$ (767)	\$ (749)	\$ (734)	\$ (721)	\$ (711)	\$ (704)
Principal Paydown		\$ 1,717	\$ 1,887	\$ 2,075	\$ 2,281	\$ 2,507	\$ 2,756	\$ 3,029	\$ 3,330	\$ 3,660	\$ 4,024
Estimated Tax Savings		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Return		\$ 856	\$ 1,053	\$ 1,265	\$ 1,493	\$ 1,740	\$ 2,006	\$ 2,295	\$ 2,609	\$ 2,949	\$ 3,320
Total ROI		0.81%	0.99%	1.19%	1.41%	1.64%	1.89%	2.16%	2.45%	2.78%	3.12%

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PROPERTY ANALYSIS FOR INVESTORS PURCHASE USING CONVENTIONAL FINANCING

Property Information	
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Purchase Price	\$ 195,000

Financing Assumptions	
Downpayment	25%
Finance Amt	\$ 146,250
Downpayment Amt	\$ 48,750
Interest Rate	5.00%
Mortgage (yrs)	30
Mortgage Payment	\$ 785.10

Rental Assumptions	
Rent Range	\$1350-\$1400
Total Rent/Month	\$ 1,375
Down Payment	\$ 48,750
Est. Closing Costs	\$ 4,875
Total Initial Investment	\$ 53,625

Property KPI	
Total Initial Investment	\$ 53,625
Monthly Cash Flow	\$ 185
Total ROI	8.76%

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	\$ 1,375	\$ 16,500	\$ 16,665	\$ 16,832	\$ 17,000	\$ 17,170	\$ 17,342	\$ 17,515	\$ 17,690	\$ 17,867	\$ 18,046
Vacancy Rate	4%	\$ (660)	\$ (667)	\$ (673)	\$ (680)	\$ (687)	\$ (694)	\$ (701)	\$ (708)	\$ (715)	\$ (722)
Gross Rental Income	\$ 1,375	\$ 15,840	\$ 15,998	\$ 16,158	\$ 16,320	\$ 16,483	\$ 16,648	\$ 16,814	\$ 16,983	\$ 17,152	\$ 17,324
Expenses											
Estimated Annual Property Taxes	\$ 233	\$ 2,800	\$ 2,884	\$ 2,971	\$ 3,060	\$ 3,151	\$ 3,246	\$ 3,343	\$ 3,444	\$ 3,547	\$ 3,653
Estimated Annual Homeowners Insurance	\$ 34	\$ 407	\$ 419	\$ 432	\$ 445	\$ 458	\$ 472	\$ 486	\$ 501	\$ 516	\$ 531
Estimated Annual HOA Dues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated Annual Prop Mgmt Fee (10%)	\$ 138	\$ 1,928	\$ 1,944	\$ 1,960	\$ 1,976	\$ 1,992	\$ 2,009	\$ 2,025	\$ 2,042	\$ 2,059	\$ 2,076
Maintenance & Repairs	4%	\$ 660	\$ 680	\$ 700	\$ 721	\$ 743	\$ 765	\$ 788	\$ 812	\$ 836	\$ 861
Total Expenses	\$ 405	\$ 5,795	\$ 5,927	\$ 6,062	\$ 6,201	\$ 6,344	\$ 6,491	\$ 6,643	\$ 6,798	\$ 6,958	\$ 7,122
Net Operating Income (NOI)		\$ 10,045	\$ 10,072	\$ 10,096	\$ 10,119	\$ 10,139	\$ 10,157	\$ 10,172	\$ 10,185	\$ 10,195	\$ 10,202
Cash Flow											
NOI (Cash Available)	\$ 970	\$ 10,045	\$ 10,072	\$ 10,096	\$ 10,119	\$ 10,139	\$ 10,157	\$ 10,172	\$ 10,185	\$ 10,195	\$ 10,202
Mortgage	\$ 785	\$ 9,421	\$ 9,421	\$ 9,421	\$ 9,421	\$ 9,421	\$ 9,421	\$ 9,421	\$ 9,421	\$ 9,421	\$ 9,421
Principal Paydown		\$2,158	\$2,268	\$2,384	\$2,506	\$2,634	\$2,769	\$2,911	\$3,060	\$3,216	\$3,381
Estimated Tax Savings		\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915
Total Return		\$ 4,696	\$ 4,833	\$ 4,974	\$ 5,118	\$ 5,266	\$ 5,419	\$ 5,576	\$ 5,738	\$ 5,904	\$ 6,076
Total ROI		8.76%	9.01%	9.28%	9.54%	9.82%	10.11%	10.40%	10.70%	11.01%	11.33%

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