

**NE Tree Ridge Ln**

**Palm Bay Fl**

Prepared by:

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Property:

4) 2 beds 1 bath units

This Quadplex consists of 4) 2/1 all with there own laundry rooms, open parking. All units are ready to rent. Roof is in good condition.

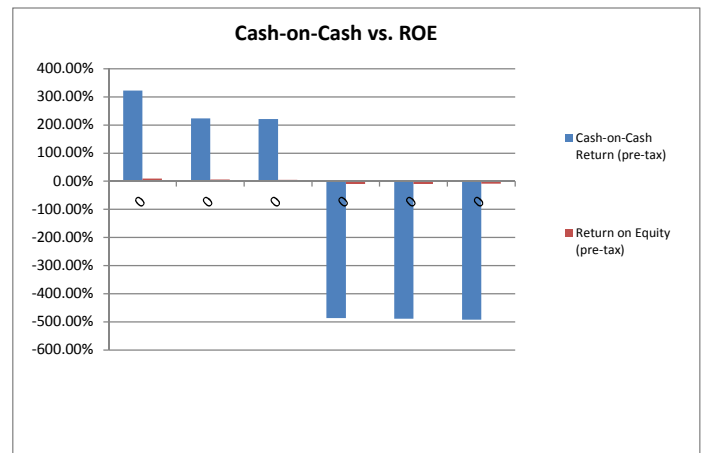
Income producing property with good return and even better equity.

Purchase/Offer Price	\$125,000
Downpayment	\$0
Initial Capital Improvements and Reserves	\$0
Total Closing Costs	\$3,750
Additional Upfront Fee to Buyer (Optional)	\$0
<b>Total Cash Investment</b>	<b>\$3,750</b>

Current / First Year Gross Rent	\$30,000
Current / First Year Operating Expenses	\$5,400
Vacancy, Concessions, Management Fees	\$0
<b>Current / First Year Net Operating Income</b>	<b>\$24,600</b>

Projected Holding Period	6 years
Annual Appreciation % Assumed	6.00%
Projected Resale Price	\$340,445
Projected Leveraged IRR of Investment *	289.56%
Projected Leveraged MIRR of Investment *	14.53%
Projected Cumulative Cash-on-Cash Return *	4500.11%

Capitalization Rate	19.68%
Gross Rent Multiplier	4.17
\$/Sq Foot	\$35.71
\$/Unit	\$31,250



<b>Selected Projected Financial Measures</b>	<b>Year 1</b>	<b>Year 12</b>	<b>Year 25</b>	<b>Year 40</b>
Annual Cash-on-Cash Return *	322.67%	N/A	N/A	N/A
Cumulative Cash-on-Cash Return (ROI) *	322.67%	N/A	N/A	N/A
DCR	1.97	N/A	N/A	N/A
LTV	49.14%	N/A	N/A	N/A
Return on Equity *	9.35%	N/A	N/A	N/A
Economic Occupancy %	100%	N/A	N/A	N/A
Effective Rent per sq foot	\$8.57	N/A	N/A	N/A

\* All figures pre-tax