

**Vickers
433
Melbourne Fl**

Prepared by:

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Property:

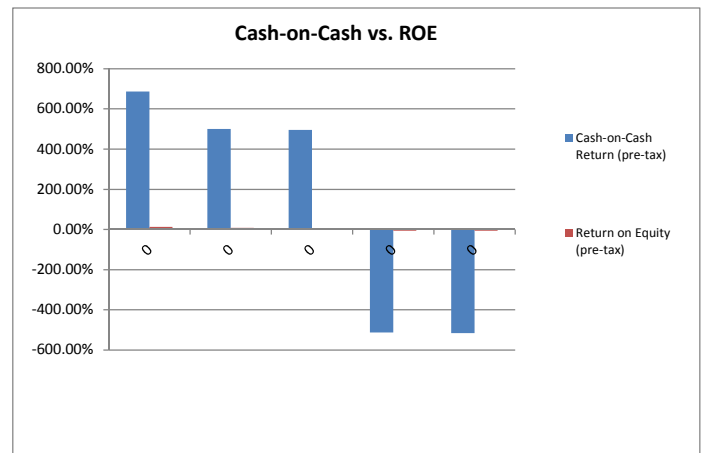
4) 2 beds 1 bath units

This quad is concrete block, 2300 sqft, on a dead end street. It is rent ready. The rents are 600.00 a month, utilities paid by tenants. The value of this property is 205k.

Income producing property with good return and even better equity.

Purchase/Offer Price	\$87,500
Downpayment	\$0
Initial Capital Improvements and Reserves	\$0
Total Closing Costs	\$2,625
Additional Upfront Fee to Buyer (Optional)	\$0
Total Cash Investment	\$2,625
Current / First Year Gross Rent	\$31,200
Current / First Year Operating Expenses	\$4,440
Vacancy, Concessions, Management Fees	\$0
Current / First Year Net Operating Income	\$26,760
Projected Holding Period	5 years
Annual Appreciation % Assumed	10.00%
Projected Resale Price	\$330,155
Projected Leveraged IRR of Investment *	661.51%
Projected Leveraged MIRR of Investment *	25.83%
Projected Cumulative Cash-on-Cash Return *	9142.45%

Capitalization Rate	30.58%
Gross Rent Multiplier	2.80
\$/Sq Foot	\$24.31
\$/Unit	\$21,875



Selected Projected Financial Measures	Year 1	Year 12	Year 25	Year 40
Annual Cash-on-Cash Return *	686.10%	N/A	N/A	N/A
Cumulative Cash-on-Cash Return (ROI) *	686.10%	N/A	N/A	N/A
DCR	3.06	N/A	N/A	N/A
LTV	38.80%	N/A	N/A	N/A
Return on Equity *	13.05%	N/A	N/A	N/A
Economic Occupancy %	100%	N/A	N/A	N/A
Effective Rent per sq foot	\$8.67	N/A	N/A	N/A

* All figures pre-tax