

## Cash Flow Deal of 2019

**THREE Fantastic Cash flow homes in A+ neighborhoods -  
Fully renovated and leased out! Priced to sell fast to pay off lender!**

### 1. 1336 Belle Davenport, IA

- 4 Bed 1 Bath rented at \$1045, and valued at \$107k (Zillow) selling fast for \$87,000. Leveraged ROI of 59%. Walking distance to Historic Davenport East Village!



1336 Belle Ave Davenport, Iowa			
4 Bed 1 Bath		Cash Purchase	Financed Purchased
Cash to Purchase:		\$87,000	\$95,000
Downpayment:			\$23,750
Totals:		\$87,000	\$95,000
MONTHLY OPERATING EXPENSES:			
			\$417
Property Tax:		\$92	\$92
Insurance:		\$60	\$60
Property Management:		\$84	\$84
Vacancy 5%:		\$52	\$52
Repairs / Maintenance 5%:		\$52	\$52
TOTAL MONTHLY EXPENSES:		(\$340)	(\$756)
Rent:		\$1,045	\$1,045
Projected Monthly Cash-Flow:		\$705	\$289
Cash-on-Cash*:		10%	15%
Loan Paydown**:		N / A	4%
Appreciation @ 5% (ROI on downpayment)*:		5%	20%
Cash flow into mortgage free and clear :		N / A	10 years
Total ROI		15%	39%

### 2. 1428 1/2 Belle Davenport, IA

- 3 Bed 1 Bath with additional lot, with the house rented at \$745, and valued at \$118k (Zillow) selling fast for \$68,000. Leveraged ROI of 37%. Walking distance to Historic Davenport East Village!



1428 1/2 Belle Ave Davenport, Iowa			
2 Bed 1 Bath		Cash Purchase	Financed Purchased
Cash to Purchase:		\$68,000	\$68,000
Downpayment:		\$0	\$17,000
Totals:		\$68,000	\$68,000
MONTHLY OPERATING EXPENSES:			
Mortgage (30 year, 5% APR, 25% down):			\$273.78
Property Tax:		\$50	\$50
Insurance:		\$50	\$50
Property Management:		\$50	\$50
Vacancy 5%:		\$37	\$37
Repairs / Maintenance 5%:		\$37	\$37
TOTAL MONTHLY EXPENSES:		(\$225)	(\$498)
Rent:		\$745	\$745
Projected Monthly Cash-Flow:		\$521	\$247
Cash-on-Cash*:		9.2%	17.4%
Loan Paydown**:		N / A	4%
Appreciation @ 4% (ROI on downpayment)*:		5%	16%
Cash flow into mortgage free and clear :		N / A	10 years
Total ROI		14%	37%

3. 4743 5th St East Moline IL

- 3 Bed 1 Bath rented at \$975, and valued at \$118k (Zillow) selling fast for \$98,000. Leveraged ROI of 31%. Walking distance to Historic Davenport East Village!



4743 5th St East Moline, IL		
3 Bed 1 Bath		
Purchase:		\$98,000
Downpayment:		\$24,500
MONTHLY OPERATING EXPENSES:		
Property Tax:		\$246
Mortgage:		\$395
Insurance:		\$50
Property Management:		\$50
Vacancy:		\$49
Repairs / Maintenance:		\$49
TOTAL MONTHLY EXPENSES:		(\$838)
Rent:		\$975
Projected Monthly Cash-Flow:		\$137
Cash-on-Cash*:		6.7%
Loan Paydown**:		4%
Appreciation @ 4% (ROI on downpayment)*:		20%
Cash flow into mortgage free and clear :		17 Years
Total ROI		31%