## Cincinnati, Ohio Portfolio

#### Save big with this unique opportunity to invest in multiple Doorvest homes.

Doorvest - Advancing financial security for all.

#### **Portfolio Overview**

### **Recommended for all Investors**



702 Jamestown Dr Miamisburg OH 45342 **View Home Profile** 

renovations and are ready to purchase as a bundle.



\$557,000

**View Home Profile** 

This portfolio consists of two strong properties in the Cincinnati, Ohio MSA (Metropolitan Statistical Area). 702 Jamestown Dr consists of 4

• FC Cincinnati announced that development of a \$300 million, 8.5 acre mixed use district near TQL Stadium is officially underway. "The district will include a hotel, apartments, office space, retail, restaurants, and a privately owned public green space" and hopes to achieve success seen in similar developments around stadiums in Wrigleyville (Chicago, Illinois), Washington National Ballpark

and Audi Field (Washington, DC), and Lambeau Field (Green Bay, Wisconsin). Read More >

beds, 2.5 baths, and 1748 sqft and 81 Ascot Glen Dr consists of 3 beds, 2.5 baths, and 2215 sqft. Both homes have undergone extensive

#### • Among the 50 most populous U.S. metros, pending home sales were observed in decline since September '22, except in Cincinnati – which saw a 20.3% increase, according to Redfin. Read More >

**Recent Market Highlights** 

- As part of General Electric's (GE) restructuring plan, it's been announced that GE Aerospace will become the 8th standalone Fortune 500 company to be headquarted in Cincinnati by early 2024. GE Aerospace employs over 7,500. Read More >

81 Ascot Glen Dr		ghts 702 Jamestown Dr	Renovation Highlights
\$49,000	Renovation Cost	\$52,000	
Brand New	Roof	General Maintenance	
No Deficiencies	Foundation	No Deficiencies	
New	Water Heater	Existing	

Serviced Existing **HVAC** New New **Appliances** New

> New **Flooring** New

5.33% **Cash on Cash Return** 5.19%

> \$1,975 **Year 1 Rent**

\$7,800 **Appreciation** 

\$8,910

7.43% **Cap Rate** 

7.39%

Year 1 Rent Cashflow **Appreciation** Cap Rate

\$16,710

5.25% \$4,175

Cash on Cash

702 Jamestown Dr

**Purchased in Bundle** 

\$659/mo

**Property Reservation Fee** 

**Purchased Separately** 

7.41%

81 Ascot Glen Dr

\$2,200

**Bundled Savings** 

**Detailed Financials** 

Includes Promotion Savings

**Financials** 

**Estimated Profits** 

**Combined** 

**Quick Financials** 

\$1,500

\$260,000

\$297,000

702 Jamestown Dr

**Purchase Price** 

**Purchase Price** 

\$272,700 (+\$12,700)

\$3,000 (+\$1,500)

81 Ascot Glen Dr Total

\$301,500 (+\$4,500)

\$558,500 \$18,700 \$577,200

**Immediate Savings** 

**Financials** 

Includes Promotion Savings

\$0

702 Jamestown Dr Miamisburg OH 45342

# **Estimated Profits**

81 Ascot Glen Dr Franklin OH 45005

			V	Year 10	Year 2
		Year 1	Year 5	Year IU	
Cash Flow		\$3,739	\$13,479	\$51,929	\$250,32
Appreciation		\$7,800	\$41,411	\$89,418	\$209,58
Equity Accumulat	tion ②	\$1,981	\$11,443	\$27,666	\$83,26
Total		\$13,520	\$66,334	\$169,013	\$543,18
Estimated Sumn	nary				
		Year 1	Year 5	Year 10	Year 2
Annual Cash Flow		\$3,739	\$4,012	\$10,355	\$28,99
Closing Costs	②	\$5,200	\$0	\$0	\$
Cash Outlay	<u> </u>	\$70,200	\$0	\$0	\$
Cap Rate	<b>②</b>	7.43 %	7.73 %	10.18 %	17.37
Annual COC	②	5.33 %	5.72 %	14.75 %	41.30
Gross Yield	?	9.12 %	11.08 %	14.14 %	23.03
NOI Margin	0	81.47 %	74.17 %	76.53 %	80.18
Φ4.40 <sup>11</sup>	Doo	rvest Proje	cted Values		
\$1.40mil \$1.20mil					
\$1mil					
\$800k					
\$600k					
\$400k					
\$200k					
\$0	ar 5 Yes				
		Year 1	Year 5	Year 10	Year 2
Monthly Income			Year 5 \$2,401	Year 10 \$3,064	
Monthly Income Vacancy	<b>②</b>	Year 1			\$4,99
,	<ul><li>②</li><li>②</li></ul>	<b>Year 1</b> \$1,975	\$2,401	\$3,064	\$4,99 -\$25
Vacancy		Year 1 \$1,975 \$0	\$2,401 -\$120	\$3,064 -\$153	\$4,99 -\$25 -\$4
Vacancy Credit Loss Total	0	Year 1 \$1,975 \$0 \$0 \$1,975	\$2,401 -\$120 -\$23	\$3,064 -\$153 -\$29	\$4,99 -\$25 -\$4
Vacancy Credit Loss	0	Year 1 \$1,975 \$0 \$0 \$1,975	\$2,401 -\$120 -\$23	\$3,064 -\$153 -\$29	\$4,99 -\$25 -\$4 \$4,69
Vacancy Credit Loss Total Estimated Month	only Expens	Year 1 \$1,975 \$0 \$0 \$1,975	\$2,401 -\$120 -\$23 \$2,258	\$3,064 -\$153 -\$29 \$2,882	\$4,99 -\$25 -\$4 \$4,69
Vacancy Credit Loss Total Estimated Month Mortgage @ 7.005	ohly Expens % o 5% o	Year 1 \$1,975 \$0 \$0 \$1,975 es Year 1 \$1,297 \$212	\$2,401 -\$120 -\$23 \$2,258 Year 5 \$1,297 \$229	\$3,064 -\$153 -\$29 \$2,882 Year 10 \$1,297 \$253	\$4,99 -\$25 -\$4 \$4,69 Year 2 \$1,29
Vacancy Credit Loss Total  Estimated Mont!  Mortgage @ 7.009 Property Tax @ 1.1 Insurance	only Expens % only 5% only only	Year 1 \$1,975 \$0 \$0 \$1,975  es Year 1 \$1,297 \$212 \$95	\$2,401 -\$120 -\$23 \$2,258  Year 5 \$1,297 \$229 \$97	\$3,064 -\$153 -\$29 \$2,882 Year 10 \$1,297 \$253 \$99	\$4,99 -\$25 -\$4 \$4,69 Year 2 \$1,29 \$30
Vacancy Credit Loss Total  Estimated Month Mortgage @ 7.009 Property Tax @ 1.1 Insurance HOA	hly Expens % ① 5% ② ①	Year 1 \$1,975 \$0 \$0 \$1,975  es Year 1 \$1,297 \$212 \$95 \$0	\$2,401 -\$120 -\$23 \$2,258  Year 5 \$1,297 \$229 \$97	\$3,064 -\$153 -\$29 \$2,882 Year 10 \$1,297 \$253 \$99 \$0	\$4,99 -\$25 -\$4 \$4,69 Year 2 \$1,29 \$30 \$10
Vacancy Credit Loss Total  Estimated Month Mortgage @ 7.003 Property Tax @ 1.1 Insurance HOA Servicing Fee @ 10	© hily Expens % © 0 0 00 0 00	Year 1 \$1,975 \$0 \$0 \$1,975   es Year 1 \$1,297 \$212 \$95 \$0 \$198	\$2,401 -\$120 -\$23 \$2,258  Year 5 \$1,297 \$229 \$97 \$0 \$240	\$3,064 -\$153 -\$29 \$2,882 Year 10 \$1,297 \$253 \$99 \$0 \$306	\$4,99 -\$25 -\$4 \$4,69 Year 2 \$1,29 \$30 \$10
Vacancy Credit Loss Total  Estimated Month Mortgage @ 7.009 Property Tax @ 1.1 Insurance HOA Servicing Fee @ 10	© hly Expens % © 5% © 0 00% ©	Year 1 \$1,975 \$0 \$0 \$1,975  es Year 1 \$1,297 \$212 \$95 \$0 \$198 -\$138	\$2,401 -\$120 -\$23 \$2,258  Year 5 \$1,297 \$229 \$97 \$0 \$240 \$0	\$3,064 -\$153 -\$29 \$2,882  Year 10 \$1,297 \$253 \$99 \$0 \$306 \$0	\$4,99 -\$25 -\$4 \$4,69 Year 2 \$1,29 \$30 \$10 \$49
Vacancy Credit Loss Total  Estimated Month Mortgage @ 7.009 Property Tax @ 1.1 Insurance HOA Servicing Fee @ 10 Promotion Saving Turnover	only Expens  Kritical States of the control of the	Year 1 \$1,975 \$0 \$0 \$1,975  es Year 1 \$1,297 \$212 \$95 \$0 \$198 -\$138 \$0	\$2,401 -\$120 -\$23 \$2,258  Year 5 \$1,297 \$229 \$97 \$0 \$240 \$17	\$3,064 -\$153 -\$29 \$2,882  Year 10 \$1,297 \$253 \$99 \$0 \$306 \$17	Year 2 \$4,99 -\$25 -\$4 \$4,69  Year 2 \$1,29 \$30 \$10 \$ \$49
Vacancy Credit Loss Total  Estimated Month Mortgage @ 7.003 Property Tax @ 1.1 Insurance HOA Servicing Fee @ 10 Promotion Saving Turnover Repairs & Mainter	only Expens  Kritical States of the control of the	Year 1 \$1,975 \$0 \$0 \$1,975  es Year 1 \$1,297 \$212 \$95 \$0 \$198 -\$138 \$0 \$0	\$2,401 -\$120 -\$23 \$2,258  Year 5 \$1,297 \$229 \$97 \$0 \$240 \$0 \$17 \$43	\$3,064 -\$153 -\$29 \$2,882  Year 10 \$1,297 \$253 \$99 \$0 \$306 \$0 \$17 \$45	\$4,99 -\$25 -\$4 \$4,69 Year 2 \$1,29 \$30 \$10 \$49 \$1
Vacancy Credit Loss Total  Estimated Month Mortgage @ 7.009 Property Tax @ 1.1 Insurance HOA Servicing Fee @ 10 Promotion Saving Turnover	only Expens  Kritical States of the control of the	Year 1 \$1,975 \$0 \$0 \$1,975  es Year 1 \$1,297 \$212 \$95 \$0 \$198 -\$138 \$0	\$2,401 -\$120 -\$23 \$2,258  Year 5 \$1,297 \$229 \$97 \$0 \$240 \$17	\$3,064 -\$153 -\$29 \$2,882  Year 10 \$1,297 \$253 \$99 \$0 \$306 \$17	\$4,99 -\$25 -\$4 \$4,69 Year 2 \$1,29 \$30 \$10 \$49 \$1
Vacancy Credit Loss Total  Estimated Month Mortgage @ 7.003 Property Tax @ 1.1 Insurance HOA Servicing Fee @ 10 Promotion Saving Turnover Repairs & Mainter Total	hly Expens % ② 5% ② ① 00% ② gs  onance ②	Year 1 \$1,975 \$0 \$0 \$1,975  es Year 1 \$1,297 \$212 \$95 \$0 \$198 -\$138 \$0 \$0 \$1,663	\$2,401 -\$120 -\$23 \$2,258  Year 5 \$1,297 \$229 \$97 \$0 \$240 \$0 \$17 \$43	\$3,064 -\$153 -\$29 \$2,882  Year 10 \$1,297 \$253 \$99 \$0 \$306 \$0 \$17 \$45	\$4,99 -\$25 -\$4 \$4,69  Year 2 \$1,29 \$30 \$10 \$ \$49
Vacancy Credit Loss Total  Estimated Month Mortgage @ 7.003 Property Tax @ 1.1 Insurance HOA Servicing Fee @ 10 Promotion Saving Turnover Repairs & Mainter	hly Expens % ② 5% ② ① 00% ② gs  onance ②	Year 1 \$1,975 \$0 \$0 \$1,975  es Year 1 \$1,297 \$212 \$95 \$0 \$198 -\$138 \$0 \$0 \$1,663	\$2,401 -\$120 -\$23 \$2,258  Year 5 \$1,297 \$229 \$97 \$0 \$240 \$0 \$17 \$43	\$3,064 -\$153 -\$29 \$2,882  Year 10 \$1,297 \$253 \$99 \$0 \$306 \$0 \$17 \$45	\$4,99 -\$25 -\$4 \$4,69 Year 2 \$1,29 \$30 \$10 \$49
Vacancy Credit Loss Total  Estimated Month Mortgage @ 7.003 Property Tax @ 1.1 Insurance HOA Servicing Fee @ 10 Promotion Saving Turnover Repairs & Mainter Total	hily Expens % ② 5% ② 00% ③ onance ③	Year 1 \$1,975 \$0 \$0 \$0 \$1,975  es Year 1 \$1,297 \$212 \$95 \$0 \$198 -\$138 \$0 \$0 \$1,663	\$2,401 -\$120 -\$23 \$2,258  Year 5 \$1,297 \$229 \$97 \$0 \$240 \$0 \$17 \$43 \$1,880	\$3,064 -\$153 -\$29 \$2,882  Year 10 \$1,297 \$253 \$99 \$0 \$306 \$0 \$17 \$45 \$1,974	\$4,99 -\$25 -\$4 \$4,69  Year 2 \$1,29 \$30 \$10 \$ \$49 \$ \$1 \$5
Vacancy Credit Loss Total  Estimated Month Mortgage @ 7.003 Property Tax @ 1.1 Insurance HOA Servicing Fee @ 10 Promotion Saving Turnover Repairs & Mainter Total  Estimated Month	onance on the come	Year 1 \$1,975 \$0 \$0 \$1,975   ES Year 1 \$1,297 \$212 \$95 \$0 \$198 -\$138 \$0 \$0 \$1,663	\$2,401 -\$120 -\$23 \$2,258  Year 5 \$1,297 \$229 \$97 \$0 \$240 \$17 \$43 \$1,880	\$3,064 -\$153 -\$29 \$2,882  Year 10 \$1,297 \$253 \$99 \$0 \$306 \$17 \$45 \$1,974	\$4,99 -\$25 -\$4 \$4,69  Year 2 \$1,29 \$30 \$10 \$ \$49 \$ \$1 \$5 \$2,22
Vacancy Credit Loss Total  Estimated Month Mortgage @ 7.003 Property Tax @ 1.1 Insurance HOA Servicing Fee @ 10 Promotion Saving Turnover Repairs & Mainter Total  Estimated Month Total Monthly Incomp	onance on the come	Year 1 \$1,975 \$0 \$0 \$0 \$1,975  es Year 1 \$1,297 \$212 \$95 \$0 \$198 -\$138 \$0 \$0 \$1,663	\$2,401 -\$120 -\$23 \$2,258  Year 5 \$1,297 \$229 \$97 \$0 \$240 \$0 \$17 \$43 \$1,880  Year 5 \$2,258	\$3,064 -\$153 -\$29 \$2,882  Year 10 \$1,297 \$253 \$99 \$0 \$306 \$17 \$45 \$1,974  Year 10 \$2,882	\$4,99 -\$25 -\$4 \$4,69  Year 2 \$1,29 \$30 \$10 \$ \$49 \$ \$1 \$5 \$2,22
Vacancy Credit Loss Total  Estimated Month Mortgage @ 7.003 Property Tax @ 1.1 Insurance HOA Servicing Fee @ 10 Promotion Saving Turnover Repairs & Mainter Total  Estimated Month Total Monthly Inco	onance on the come	Year 1 \$1,975 \$0 \$0 \$0 \$1,975  es Year 1 \$1,297 \$212 \$95 \$0 \$198 -\$138 \$0 \$0 \$1,663	\$2,401 -\$120 -\$23 \$2,258  Year 5 \$1,297 \$229 \$97 \$0 \$240 \$17 \$43 \$1,880  Year 5 \$2,258 \$1,880	\$3,064 -\$153 -\$29 \$2,882  Year 10 \$1,297 \$253 \$99 \$0 \$306 \$17 \$45 \$1,974  Year 10 \$2,882 \$1,974	\$4,99 -\$25 -\$4 \$4,69  Year 2 \$1,29 \$30 \$10 \$ \$49 \$ \$1 \$5 \$2,22  Year 2 \$4,69 \$2,22
Vacancy Credit Loss Total  Estimated Month Mortgage @ 7.003 Property Tax @ 1.1 Insurance HOA Servicing Fee @ 10 Promotion Saving Turnover Repairs & Mainter Total  Estimated Month Total Monthly Inco	hily Expens % ② 5% ② 0% ③ onance ② hily Cash File ome enses	Year 1 \$1,975 \$0 \$0 \$0 \$1,975   es Year 1 \$1,297 \$212 \$95 \$0 \$198 -\$138 \$0 \$0 \$1,663	\$2,401 -\$120 -\$23 \$2,258  Year 5 \$1,297 \$229 \$97 \$0 \$240 \$0 \$17 \$43 \$1,880  Year 5 \$2,258 \$1,880 \$334	\$3,064 -\$153 -\$29 \$2,882  Year 10 \$1,297 \$253 \$99 \$0 \$306 \$17 \$45 \$1,974  Year 10 \$2,882 \$1,974	\$4,99 -\$25 -\$4 \$4,69  Year 2 \$1,29 \$30 \$10 \$ \$49 \$ \$1 \$5 \$2,22  Year 2 \$4,69 \$2,22
Vacancy Credit Loss Total  Estimated Month Mortgage @ 7.003 Property Tax @ 1.1 Insurance HOA Servicing Fee @ 10 Promotion Saving Turnover Repairs & Mainter Total  Estimated Month Total Monthly Inco	hly Expens % ② 5% ② 0 00% ② onance ③ hly Cash Floome enses	Year 1 \$1,975 \$0 \$0 \$1,975  es Year 1 \$1,297 \$212 \$95 \$0 \$198 -\$138 \$0 \$0 \$1,663	\$2,401 -\$120 -\$23 \$2,258  Year 5 \$1,297 \$229 \$97 \$0 \$240 \$17 \$43 \$1,880  Year 5 \$2,258 \$1,880	\$3,064 -\$153 -\$29 \$2,882  Year 10 \$1,297 \$253 \$99 \$0 \$306 \$17 \$45 \$1,974  Year 10 \$2,882 \$1,974 \$863	\$4,99 -\$25 -\$4 \$4,69  Year 2 \$1,29 \$30 \$10 \$ \$49 \$ \$1 \$5 \$2,22  Year 2 \$4,69 \$2,22 \$2,41

Cash Flow		\$4,160	Year 5 \$15,379	Year 10 \$58,854	\$281,819
Appreciation		\$4,160	\$15,379	\$102,143	\$281,818
Equity Accumulation	②	\$2,263	\$13,072	\$31,603	\$95,113
Total		\$15,333	\$75,755	\$192,599	\$616,34
Estimated Summary	,				
		Year 1	Year 5	Year 10	Year 20
Annual Cash Flow	?	\$4,160	\$4,574	\$11,680	\$32,540
Closing Costs	②	\$5,940	\$0	\$0	\$0
Cash Outlay	②	\$80,190	\$0	\$0	\$0
Cap Rate	?	7.39 %	7.70 %	10.10 %	17.15 %
Annual COC	?	5.19 %	5.70 %	14.57 %	40.58 %
Gross Yield	3	8.89 %	10.80 %	13.79 %	22.46 %
NOI Margin	②	83.12 %	75.79 %	77.90 %	81.16 %
\$1.60mil	Doorve	est Proje	cted Values		
\$1.40mil					1
\$1.20mil					
\$1mil					
\$800k \$600k			_		
\$400k		_			
\$200k					
\$0 Year 1 Year 5	Year 1	0	Year 20		Year 3
Cash Flow	Equity Pui	ldup 💻 L	omo Approcia	tion / Total	Value
Cash Flow	Equity Bui	idup   n	ome apprecia	tion × Total	value
Estimated Monthly Ir	ncome				
			Year 5	Year 10	Year 20
		Year 1			
Monthly Income		\$2,200	\$2,674	\$3,413	\$5,559
Monthly Income Vacancy	9		\$2,674 -\$134	\$3,413 -\$171	
	<ul><li>②</li><li>②</li><li>②</li></ul>	\$2,200 \$0 \$0			-\$278
Vacancy		\$2,200 \$0	-\$134	-\$171	-\$278 -\$53
Vacancy Credit Loss		\$2,200 \$0 \$0	-\$134 -\$25	-\$171 -\$32	-\$278 -\$53
Vacancy Credit Loss Total	0	\$2,200 \$0 \$0 \$2,200	-\$134 -\$25	-\$171 -\$32	-\$278 -\$53 \$5,229
Vacancy Credit Loss Total	0	\$2,200 \$0 \$0 \$2,200	-\$134 -\$25 \$2,515	-\$171 -\$32 \$3,210	-\$278 -\$53 \$5,229
Vacancy Credit Loss Total Estimated Monthly E Mortgage @ 7.00%		\$2,200 \$0 \$0 \$2,200	-\$134 -\$25 \$2,515	-\$171 -\$32 \$3,210	-\$278 -\$53 \$5,229 Year 20 \$1,482
Vacancy Credit Loss Total Estimated Monthly E	xpenses	\$2,200 \$0 \$0 \$2,200 Year 1 \$1,482 \$210	-\$134 -\$25 \$2,515 Year 5 \$1,482 \$228	-\$171 -\$32 \$3,210 Year 10 \$1,482	-\$278 -\$53 \$5,229 Year 20 \$1,482 \$306
Vacancy Credit Loss Total Estimated Monthly E Mortgage @ 7.00% Property Tax @ 1.00% Insurance	<pre>xpenses</pre> <pre>0</pre> <pre>0</pre> <pre>0</pre> <pre>0</pre>	\$2,200 \$0 \$0 \$2,200 Year 1 \$1,482 \$210 \$95	-\$134 -\$25 \$2,515 Year 5 \$1,482 \$228	-\$171 -\$32 \$3,210 Year 10 \$1,482 \$251 \$99	-\$278 -\$53 \$5,229 Year 20 \$1,482 \$306 \$104
Vacancy Credit Loss Total Estimated Monthly E Mortgage @ 7.00% Property Tax @ 1.00% Insurance HOA	xpenses  o o o o	\$2,200 \$0 \$0 \$2,200 Year 1 \$1,482 \$210 \$95 \$0	-\$134 -\$25 \$2,515 Year 5 \$1,482 \$228 \$97	-\$171 -\$32 \$3,210 Year 10 \$1,482 \$251 \$99	-\$278 -\$53 \$5,229 Year 20 \$1,482 \$306 \$104
Vacancy Credit Loss  Total  Estimated Monthly E  Mortgage @ 7.00% Property Tax @ 1.00% Insurance HOA Servicing Fee @ 10%	<pre>xpenses</pre> <pre>0</pre> <pre>0</pre> <pre>0</pre> <pre>0</pre>	\$2,200 \$0 \$0 \$2,200 Year 1 \$1,482 \$210 \$95 \$0 \$220	-\$134 -\$25 \$2,515 Year 5 \$1,482 \$228 \$97 \$0 \$267	-\$171 -\$32 \$3,210 Year 10 \$1,482 \$251 \$99 \$0 \$341	-\$278 -\$53 \$5,229 Year 20 \$1,482 \$306 \$104
Vacancy Credit Loss Total  Estimated Monthly E  Mortgage @ 7.00% Property Tax @ 1.00% Insurance HOA Servicing Fee @ 10% Promotion Savings	xpenses  o o o o o o o	\$2,200 \$0 \$0 \$2,200 Year 1 \$1,482 \$210 \$95 \$0 \$220 -\$154	-\$134 -\$25 \$2,515 Year 5 \$1,482 \$228 \$97 \$0 \$267 \$0	-\$171 -\$32 \$3,210 Year 10 \$1,482 \$251 \$99 \$0 \$341	-\$278 -\$53 \$5,229 Year 20 \$1,482 \$306 \$104 \$6
Vacancy Credit Loss Total Estimated Monthly E Mortgage @ 7.00% Property Tax @ 1.00% Insurance HOA Servicing Fee @ 10% Promotion Savings Turnover	xpenses  o o o o o o o	\$2,200 \$0 \$0 \$2,200 Year 1 \$1,482 \$210 \$95 \$0 \$220 -\$154 \$0	-\$134 -\$25 \$2,515 Year 5 \$1,482 \$228 \$97 \$0 \$267 \$0 \$17	-\$171 -\$32 \$3,210 Year 10 \$1,482 \$251 \$99 \$0 \$341 \$0 \$17	-\$278 -\$53 \$5,229  Year 20 \$1,482 \$306 \$104 \$0 \$556
Vacancy Credit Loss Total Estimated Monthly E Mortgage @ 7.00% Property Tax @ 1.00% Insurance HOA Servicing Fee @ 10% Promotion Savings Turnover Repairs & Maintenance	xpenses  o o o o o o o	\$2,200 \$0 \$0 \$2,200 Year 1 \$1,482 \$210 \$95 \$0 \$220 -\$154 \$0 \$0	-\$134 -\$25 \$2,515 Year 5 \$1,482 \$228 \$97 \$0 \$267 \$0 \$17 \$43	-\$171 -\$32 \$3,210 Year 10 \$1,482 \$251 \$99 \$0 \$341 \$0 \$17	-\$278 -\$53 \$5,229 Year 20 \$1,482 \$306 \$104 \$556 \$0
Vacancy Credit Loss Total Estimated Monthly E Mortgage @ 7.00% Property Tax @ 1.00% Insurance HOA Servicing Fee @ 10% Promotion Savings Turnover	xpenses  o o o o o o o	\$2,200 \$0 \$0 \$2,200 Year 1 \$1,482 \$210 \$95 \$0 \$220 -\$154 \$0	-\$134 -\$25 \$2,515 Year 5 \$1,482 \$228 \$97 \$0 \$267 \$0 \$17	-\$171 -\$32 \$3,210 Year 10 \$1,482 \$251 \$99 \$0 \$341 \$0 \$17	-\$278 -\$53 \$5,229 Year 20 \$1,482 \$306 \$104 \$556 \$0
Vacancy Credit Loss Total  Estimated Monthly E  Mortgage @ 7.00% Property Tax @ 1.00% Insurance HOA Servicing Fee @ 10% Promotion Savings Turnover Repairs & Maintenance	xpenses  ? ? ? ? ? ? ? ? ? ? ? ? Policy of the content of the cont	\$2,200 \$0 \$0 \$0 \$2,200  Year 1 \$1,482 \$210 \$95 \$0 \$220 -\$154 \$0 \$0 \$1,853	-\$134 -\$25 \$2,515 Year 5 \$1,482 \$228 \$97 \$0 \$267 \$0 \$17 \$43 \$2,091	-\$171 -\$32 \$3,210 Year 10 \$1,482 \$251 \$99 \$0 \$341 \$0 \$17 \$45	-\$278 -\$53 \$5,229  Year 20 \$1,482 \$306 \$104 \$0 \$556 \$0 \$18 \$50 \$2,46
Vacancy Credit Loss Total  Estimated Monthly E  Mortgage @ 7.00% Property Tax @ 1.00% Insurance HOA Servicing Fee @ 10% Promotion Savings Turnover Repairs & Maintenance Total	xpenses  ? ? ? ? ? ? ? ? ? ? ? ? Policy of the content of the cont	\$2,200 \$0 \$0 \$2,200  Year 1 \$1,482 \$210 \$95 \$0 \$220 -\$154 \$0 \$0 \$1,853	-\$134 -\$25 \$2,515 Year 5 \$1,482 \$228 \$97 \$0 \$267 \$0 \$17 \$43	-\$171 -\$32 \$3,210 Year 10 \$1,482 \$251 \$99 \$0 \$341 \$0 \$17	\$5,555 -\$278 -\$53 \$5,225  Year 20 \$1,482 \$306 \$104 \$556 \$0 \$18 \$50 \$2,465
Vacancy Credit Loss Total  Estimated Monthly E  Mortgage @ 7.00% Property Tax @ 1.00% Insurance HOA Servicing Fee @ 10% Promotion Savings Turnover Repairs & Maintenance Total	xpenses  ? ? ? ? ? ? ? ? ? ? ? ? Policy of the content of the cont	\$2,200 \$0 \$0 \$0 \$2,200  Year 1 \$1,482 \$210 \$95 \$0 \$220 -\$154 \$0 \$0 \$1,853	-\$134 -\$25 \$2,515  Year 5 \$1,482 \$228 \$97 \$0 \$267 \$0 \$17 \$43 \$2,091	-\$171 -\$32 \$3,210 Year 10 \$1,482 \$251 \$99 \$0 \$341 \$0 \$17 \$45	-\$278 -\$53 \$5,229  Year 20 \$1,482 \$306 \$104 \$0 \$556 \$0 \$18 \$50 \$2,46
Credit Loss  Total  Estimated Monthly E  Mortgage @ 7.00%  Property Tax @ 1.00%  Insurance  HOA  Servicing Fee @ 10%  Promotion Savings  Turnover  Repairs & Maintenance  Total	xpenses  ? ? ? ? ? ? de ?	\$2,200 \$0 \$0 \$0 \$2,200  Year 1 \$1,482 \$210 \$95 \$0 \$220 -\$154 \$0 \$0 \$1,853	-\$134 -\$25 \$2,515 Year 5 \$1,482 \$228 \$97 \$0 \$267 \$0 \$17 \$43 \$2,091	-\$171 -\$32 \$3,210 Year 10 \$1,482 \$251 \$99 \$0 \$341 \$0 \$17 \$45 \$2,191	-\$278 -\$53 \$5,229  Year 20 \$1,482 \$306 \$104 \$0 \$556 \$0 \$18 \$50 \$2,465
Credit Loss  Total  Estimated Monthly E  Mortgage @ 7.00%  Property Tax @ 1.00%  Insurance  HOA  Servicing Fee @ 10%  Promotion Savings  Turnover  Repairs & Maintenance  Total  Estimated Monthly C  Total Monthly Income	xpenses  ? ? ? ? ? ? de ?	\$2,200 \$0 \$0 \$0 \$2,200  Year 1 \$1,482 \$210 \$95 \$0 \$220 -\$154 \$0 \$0 \$1,853	-\$134 -\$25 \$2,515  Year 5 \$1,482 \$228 \$97 \$0 \$267 \$0 \$17 \$43 \$2,091	-\$171 -\$32 \$3,210  Year 10 \$1,482 \$251 \$99 \$0 \$341 \$0 \$17 \$45 \$2,191  Year 10 \$3,210	-\$278 -\$57 \$5,229  Year 20 \$1,482 \$306 \$104 \$0 \$556 \$0 \$18 \$50 \$2,465
Credit Loss Total  Estimated Monthly E  Mortgage @ 7.00% Property Tax @ 1.00% Insurance HOA Servicing Fee @ 10% Promotion Savings Turnover Repairs & Maintenanc Total  Estimated Monthly C  Total Monthly Income Total Monthly Expense Total	xpenses  3 3 3 6 2 Cash Flov	\$2,200 \$0 \$0 \$0 \$2,200  Year 1 \$1,482 \$210 \$95 \$0 \$220 -\$154 \$0 \$0 \$1,853  V Year 1 \$2,200 \$1,853 \$347	-\$134 -\$25 \$2,515  Year 5 \$1,482 \$228 \$97 \$0 \$267 \$0 \$17 \$43 \$2,091  Year 5 \$2,515 \$2,091 \$381	-\$171 -\$32 \$3,210  Year 10 \$1,482 \$251 \$99 \$0 \$341 \$0 \$17 \$45 \$2,191  Year 10 \$3,210 \$2,191	-\$278 -\$53 \$5,229  Year 20 \$1,482 \$306 \$104 \$0 \$556 \$0 \$18 \$50 \$2,463
Credit Loss  Total  Estimated Monthly E  Mortgage @ 7.00%  Property Tax @ 1.00%  Insurance  HOA  Servicing Fee @ 10%  Promotion Savings  Turnover  Repairs & Maintenance  Total  Estimated Monthly C  Total Monthly Income  Total Monthly Expense  Total	xpenses  o  o  o  cash Flow	\$2,200 \$0 \$0 \$0 \$2,200  Year 1 \$1,482 \$210 \$95 \$0 \$220 -\$154 \$0 \$0 \$1,853  V Year 1 \$2,200 \$1,853 \$347	-\$134 -\$25 \$2,515  Year 5 \$1,482 \$228 \$97 \$0 \$267 \$0 \$17 \$43 \$2,091  Year 5 \$2,515 \$2,091 \$381	-\$171 -\$32 \$3,210  Year 10 \$1,482 \$251 \$99 \$0 \$341 \$0 \$17 \$45 \$2,191  Year 10 \$3,210 \$2,191 \$973	-\$278 -\$53 \$5,229  Year 20 \$1,482 \$306 \$104 \$0 \$556 \$0 \$18 \$57  Year 20 \$5,229 \$2,463 \$2,712
Credit Loss  Total  Estimated Monthly E  Mortgage @ 7.00% Property Tax @ 1.00% Insurance HOA Servicing Fee @ 10% Promotion Savings Turnover Repairs & Maintenance Total  Estimated Monthly C  Total Monthly Income Total Monthly Expense Total  Rec We repeated Services	xpenses	\$2,200 \$0 \$0 \$0 \$0 \$2,200  Year 1 \$1,482 \$210 \$95 \$0 \$220 -\$154 \$0 \$0 \$1,853  V Year 1 \$2,200 \$1,853 \$347	-\$134 -\$25 \$2,515  Year 5 \$1,482 \$228 \$97 \$0 \$267 \$0 \$17 \$43 \$2,091  Year 5 \$2,515 \$2,091 \$381  hly Reserve the below ame enot included	-\$171 -\$32 \$3,210  Year 10 \$1,482 \$251 \$99 \$0 \$341 \$0 \$17 \$45 \$2,191  Year 10 \$3,210 \$2,191 \$973	-\$278 -\$53 \$5,229  Year 20 \$1,482 \$306 \$104 \$0 \$556 \$0 \$18 \$57  Year 20 \$5,229 \$2,463
Credit Loss  Total  Estimated Monthly E  Mortgage @ 7.00%  Property Tax @ 1.00%  Insurance  HOA  Servicing Fee @ 10%  Promotion Savings  Turnover  Repairs & Maintenance  Total  Estimated Monthly C  Total Monthly Income  Total Monthly Expense  Total  Rec  We n  Expecasion	xpenses  y y y cash Flow s commend recommend anditures. For the commenditures of the commend of the commenditures of the commenditures of the commenditures. For the commenditures of the commenditure of the commenditures of the commenditure of the	\$2,200 \$0 \$0 \$0 \$2,200  Year 1 \$1,482 \$210 \$95 \$0 \$220 -\$154 \$0 \$0 \$1,853  V Year 1 \$2,200 \$1,853 \$347	-\$134 -\$25 \$2,515  Year 5 \$1,482 \$228 \$97 \$0 \$267 \$0 \$17 \$43 \$2,091  Year 5 \$2,515 \$2,091 \$381  hly Reserve the below ame enot included	-\$171 -\$32 \$3,210  Year 10 \$1,482 \$251 \$99 \$0 \$341 \$0 \$17 \$45 \$2,191  Year 10 \$3,210 \$2,191 \$973	-\$278 -\$53 \$5,229  Year 20 \$1,482 \$306 \$104 \$0 \$556 \$0 \$18 \$50 \$2,463 \$2,712  Capital ash on
Credit Loss  Total  Estimated Monthly E  Mortgage @ 7.00%  Property Tax @ 1.00%  Insurance  HOA  Servicing Fee @ 10%  Promotion Savings  Turnover  Repairs & Maintenance  Total  Estimated Monthly C  Total Monthly Income  Total Monthly Expense  Total  Rec  We n  Expecasion	xpenses	\$2,200 \$0 \$0 \$0 \$0 \$2,200  Year 1 \$1,482 \$210 \$95 \$0 \$220 -\$154 \$0 \$0 \$1,853  V Year 1 \$2,200 \$1,853 \$347	-\$134 -\$25 \$2,515  Year 5 \$1,482 \$228 \$97 \$0 \$267 \$0 \$17 \$43 \$2,091  Year 5 \$2,515 \$2,091 \$381  hly Reserve the below ame enot included	-\$171 -\$32 \$3,210  Year 10 \$1,482 \$251 \$99 \$0 \$341 \$0 \$17 \$45 \$2,191  Year 10 \$3,210 \$2,191 \$973	-\$278 -\$53 \$5,229  Year 20 \$1,482 \$306 \$104 \$0 \$556 \$0 \$18 \$57  Year 20 \$5,229 \$2,463

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