



### **Lexington Ave**

4838 Lexington Ave  
Jacksonville, FL 32210

Presented by:

**Dustin Rose**  
**Cash Flow Links**

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**CASHFLOW** LINKS

## Overview

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Income Analysis	Monthly	Annual
Net Operating Income	\$728	\$8,735
Cash Flow	\$728	\$8,735

A photograph of a two-story yellow house with white trim and a white door. A dark blue pickup truck is parked on the left, and a silver SUV is parked on the right. The house is surrounded by trees and a white fence.

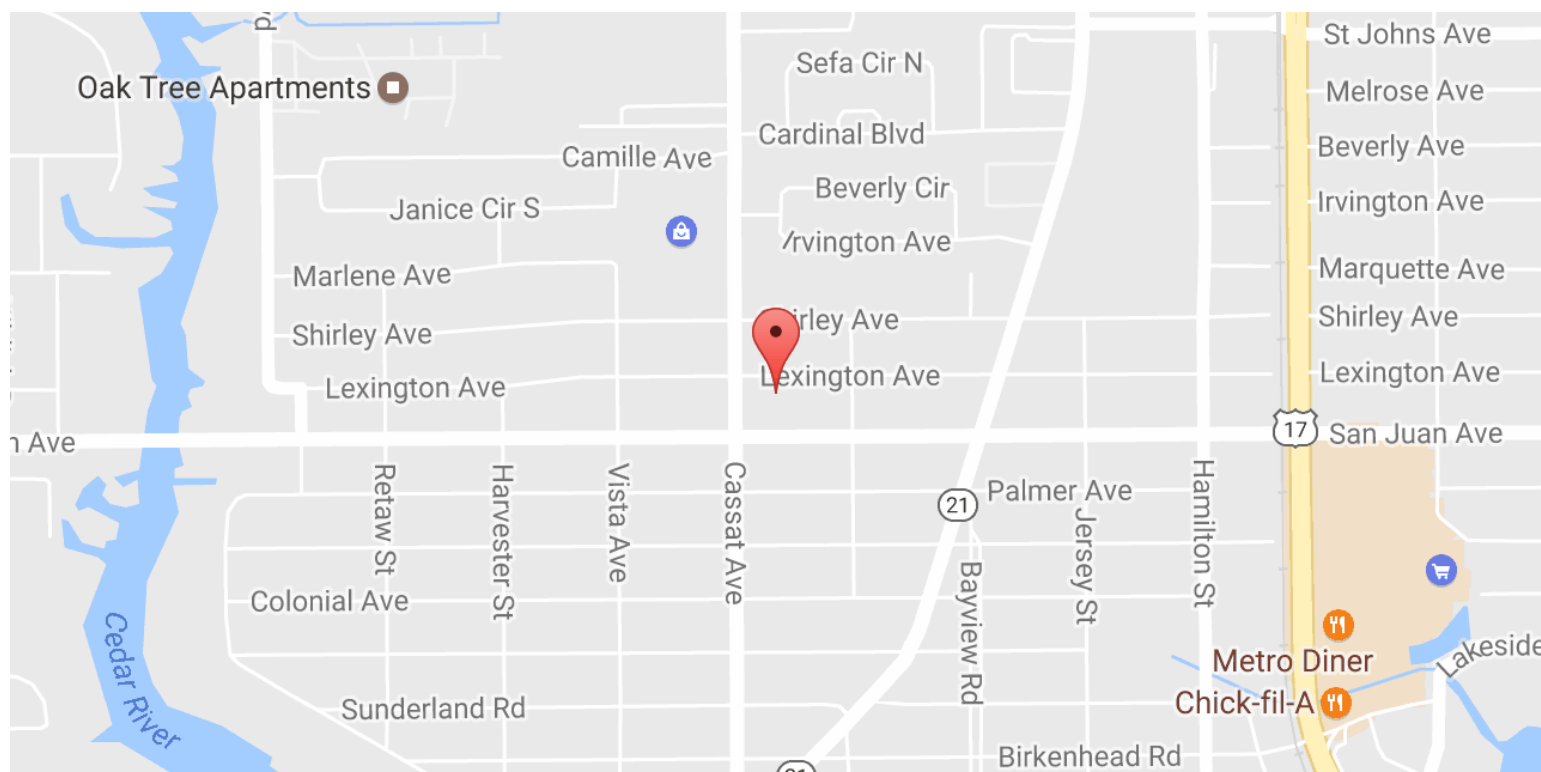
Only: \$66,000

Reno: \$20,000 (If Flipped)

Rent Potential: \$950

ARV: \$100,000

Quaint Lakeside home provides 3 Bedrooms, 2 Bathrooms, 1,196 Square Feet of Living Space, Off Street Parking and a Fenced in Back Yard.



# Purchase Analysis

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Purchase Info	
Initial Market Value	\$100,000
Purchase Price	\$66,000
+ Buying Costs	\$800
+ Initial Improvements	\$20,000
<b>= Initial Cash Invested</b>	<b>\$86,800</b>
Square Feet	1,196
Cost per Square Foot	\$55
Monthly Rent per Square Foot	\$0.79

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	5.8
Operating Expense Ratio	19.3%
Cap Rate (Purchase Price)	13.2%
<b>Cash on Cash Return</b>	<b>10.1%</b>

Assumptions	
Appreciation Rate	3.0%
Vacancy Rate	5.0%
Income Inflation Rate	0.0%
Expense Inflation Rate	0.0%
LTV for Refinance	70.0%
Selling Costs	\$3,000

Income	Monthly	Annual
Gross Rent	\$950	\$11,400
Vacancy Loss	-\$48	-\$570
<b>Operating Income</b>	<b>\$902</b>	<b>\$10,830</b>

Expenses (% of Income)	Monthly	Annual
Insurance (4%)	-\$38	-\$450
Management Fees (9%)	-\$81	-\$975
Taxes (6%)	-\$56	-\$670
Maintenance (0%)	-\$0	-\$0
<b>Operating Expenses (19%)</b>	<b>-\$175</b>	<b>-\$2,095</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$728</b>	<b>\$8,735</b>
- Year 1 Improvements	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$728</b>	<b>\$8,735</b>

# Buy and Hold Projection

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Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
Gross Rent	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400
Vacancy Loss	-\$570	-\$570	-\$570	-\$570	-\$570	-\$570	-\$570
<b>Operating Income</b>	<b>\$10,830</b>	<b>\$10,830</b>	<b>\$10,830</b>	<b>\$10,830</b>	<b>\$10,830</b>	<b>\$10,830</b>	<b>\$10,830</b>

Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
Insurance	-\$450	-\$450	-\$450	-\$450	-\$450	-\$450	-\$450
Management Fees	-\$975	-\$975	-\$975	-\$975	-\$975	-\$975	-\$975
Taxes	-\$670	-\$670	-\$670	-\$670	-\$670	-\$670	-\$670
Maintenance	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
<b>Operating Expenses</b>	<b>-\$2,095</b>	<b>-\$2,095</b>	<b>-\$2,095</b>	<b>-\$2,095</b>	<b>-\$2,095</b>	<b>-\$2,095</b>	<b>-\$2,095</b>

Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
<b>Net Operating Income</b>	<b>\$8,735</b>	<b>\$8,735</b>	<b>\$8,735</b>	<b>\$8,735</b>	<b>\$8,735</b>	<b>\$8,735</b>	<b>\$8,735</b>
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$8,735</b>	<b>\$8,735</b>	<b>\$8,735</b>	<b>\$8,735</b>	<b>\$8,735</b>	<b>\$8,735</b>	<b>\$8,735</b>
Cap Rate (Purchase Price)	13.2%	13.2%	13.2%	13.2%	13.2%	13.2%	13.2%
Cap Rate (Market Value)	8.5%	8.2%	8.0%	7.8%	7.5%	6.5%	5.6%
<b>Cash on Cash Return</b>	<b>10.1%</b>	<b>10.1%</b>	<b>10.1%</b>	<b>10.1%</b>	<b>10.1%</b>	<b>10.1%</b>	<b>10.1%</b>
Return on Equity	8.5%	8.2%	8.0%	7.8%	7.5%	6.5%	5.6%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
Market Value	\$103,000	\$106,090	\$109,273	\$112,551	\$115,927	\$134,392	\$155,797
- Loan Balance	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
<b>= Equity</b>	<b>\$103,000</b>	<b>\$106,090</b>	<b>\$109,273</b>	<b>\$112,551</b>	<b>\$115,927</b>	<b>\$134,392</b>	<b>\$155,797</b>
Potential Cash-Out Refi	\$72,100	\$74,263	\$76,491	\$78,786	\$81,149	\$94,074	\$109,058

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15
Equity	\$103,000	\$106,090	\$109,273	\$112,551	\$115,927	\$134,392	\$155,797
- Selling Costs	-\$3,090	-\$3,183	-\$3,278	-\$3,377	-\$3,478	-\$4,032	-\$4,674
<b>= Proceeds After Sale</b>	<b>\$99,910</b>	<b>\$102,907</b>	<b>\$105,995</b>	<b>\$109,174</b>	<b>\$112,450</b>	<b>\$130,360</b>	<b>\$151,123</b>
+ Cumulative Cash Flow	\$8,735	\$17,471	\$26,206	\$34,941	\$43,676	\$87,353	\$131,030
- Initial Cash Invested	-\$86,800	-\$86,800	-\$86,800	-\$86,800	-\$86,800	-\$86,800	-\$86,800
<b>= Net Profit</b>	<b>\$21,845</b>	<b>\$33,578</b>	<b>\$45,400</b>	<b>\$57,316</b>	<b>\$69,326</b>	<b>\$130,913</b>	<b>\$195,352</b>
<b>Internal Rate of Return</b>	<b>25.2%</b>	<b>18.6%</b>	<b>16.4%</b>	<b>15.2%</b>	<b>14.5%</b>	<b>12.8%</b>	<b>12.0%</b>
Return on Investment	25%	39%	52%	66%	80%	151%	225%

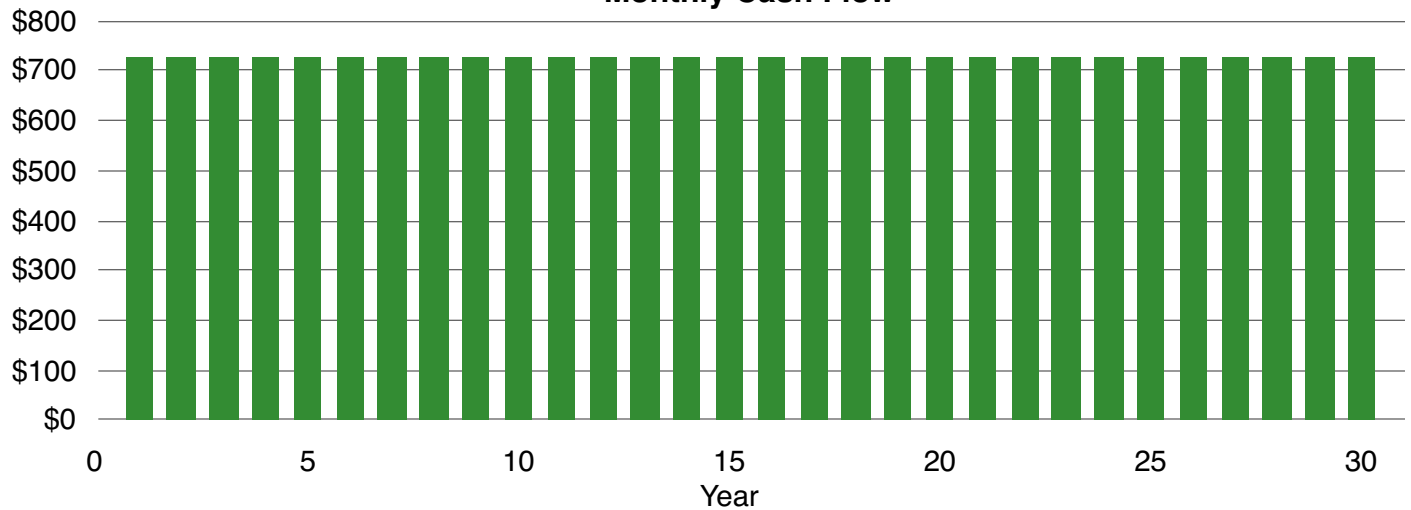
## Graphs

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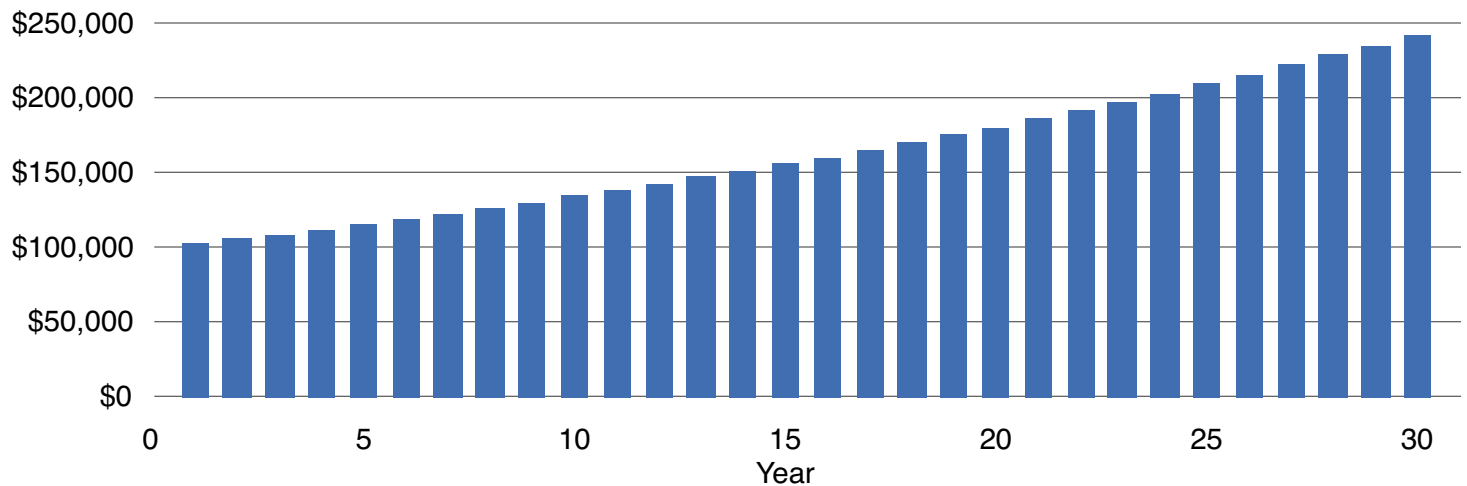


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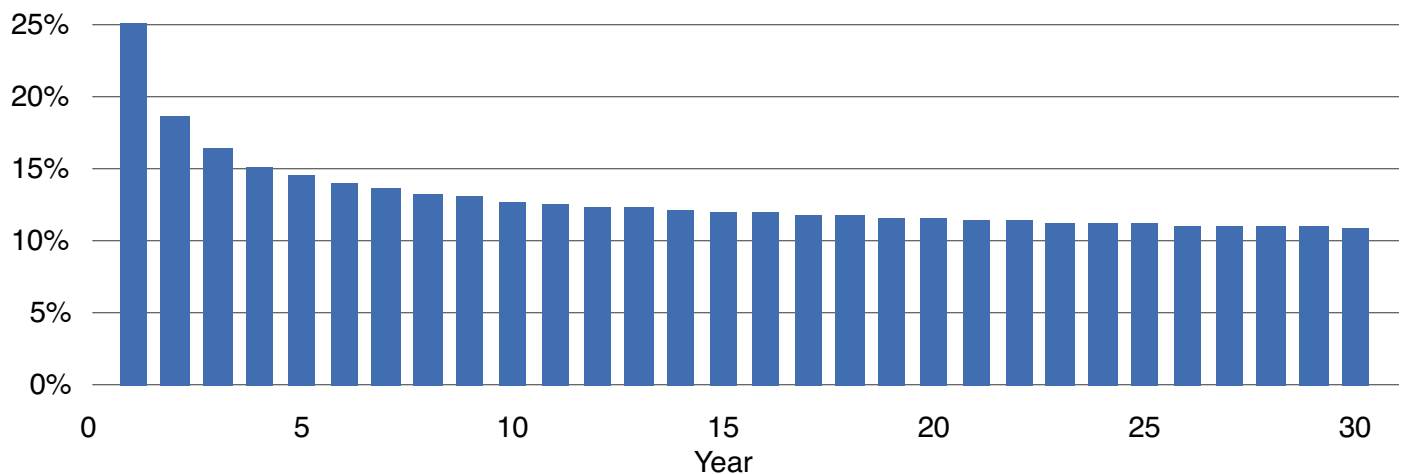
### Monthly Cash Flow



### Market Value



### Internal Rate of Return (IRR)





## Photos

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