Annual Property Operating Data (APOD) Statement

Date: 6/29/2026

EMERSON

SIX Single Familty Homes Cape Coral, Fl.

Single Family

Purchase Price: 1,290,000.00

Market Value: 1,555,000.00

Financing

Loan Type:	New Loan	New Loan	New Loan
Loan Priority:	1st Mortgage	2nd Mortgage	3rd Mortgage
Principal:	$967,500.00	$0.00	$0.00
Interest Rate:	6.500%	0.000%	0.000%
Term (months):	360	0	0
Pymts/Year:	12	12	12
Payment:	$6,115.26	$0.00	$0.00
Annual Debt Service:	$73,383.12	$0.00	$0.00

Expenses

Accounting/Legal:	$0.00
Advertising:	$0.00
Appraisal:	$0.00
Association Fees:	$0.00
Electricity:	$0.00
Insurance:	$1,250.00
Lawn Care:	$0.00
Management Fees:	$0.00
Payroll:	$0.00
Pest Control:	$0.00
Property/RE Taxes:	$2,250.00
Repairs:	$500.00
Secretarial:	$0.00
Security:	$0.00
Services:	$0.00
Supplies:	$0.00
Trash Removal:	$0.00
Utilities:	$0.00
Water/Sewer:	$0.00
Miscellaneous:	$0.00
Monthly Expenses:	$4,000.00

Income

Monthly Rental Income:	$11,400.00
Other Operating Income:	$0.00
Interest Income:	$0.00
Gross Monthly Income:	$11,400.00
Vacancy Allowance:	$228.00
Operating Income:	$11,172.00

Annual Operating Income:	**$134,064.00**
(-) Annual Operating Expenses:	**$48,000.00**
(-) Annual Debt Service:	**$73,383.12**
(=) Cash Flow Before Taxes:	**$12,680.88**

Return On Cash Invested (ROCI) Statement

Date: 6/29/2026

Real Estate Analysis

SIX Single Familty Homes Cape Coral, Fl.

Single Family

Purchase Price: 1,290,000.00

Down Payment: 322,500.00

Market Value: 1,555,000.00

Prorations

Rent Proration:	$-5,000.00
Security Deposit Proration:	$-10,000.00

Other Prorations and Adjustments:	*Amount:*	
Name this proration or adjustment	$0.00	☑ To Seller?
Name this proration or adjustment	$0.00	☑ To Seller?
Name this proration or adjustment	$0.00	☑ To Seller?
Name this proration or adjustment	$0.00	☑ To Seller?
Name this proration or adjustment	$0.00	☑ To Seller?
Name this proration or adjustment	$0.00	☑ To Seller?
Total Prorations:	$-15,000.00	

Adjusted Down Payment: 307,500.00

Income

	Monthly:	*Annually:*
Monthly Rental Income:	$11,400.00	$136,800.00
Other Operating Income:	$0.00	$0.00
Interest Income:	**$0.00**	**$0.00**
Gross Monthly Income:	$11,400.00	$136,800.00
Vacancy Allowance:	$228.00	$2,736.00
Operating Income:	**$11,172.00**	**$134,064.00**
Total Debt Service:	**$6,115.26**	**$73,383.12**
Operating Expenses	**$4,000.00**	**$48,000.00**

Return on Cash Invested (ROCI): **3.932%**

Cash Flow Analysis

[redacted]

Prepared for Real Estate Analysis for property located at

Analysis of Year 1 through 5

		Year 1	Year 2	Year 3	Year 4	Year 5
1	Rental Income	136,800	143,640	150,822	158,363	166,281
2	(+) Other Income	0	0	0	0	0
3	(+) Interest Income	0	0	0	0	0
4	(=) Gross Income	136,800	143,640	150,822	158,363	166,281
5	(-) Vacancy Allowance	-2,736	-2,872	-3,016	-3,167	-3,325
6	(=) Gross Operating Income	134,064	140,767	147,805	155,195	162,955
7	(-) Operating Expenses	-48,000	-49,440	-50,923	-52,450	-54,024
8	(=) Net Operating Income	86,064	91,327	96,882	102,744	108,931
9	Capitalization Rate	6%	7%	7%	7%	8%
10	(-) Total Annual Principal Payments	-10,814	-11,538	-12,310	-13,135	-14,015
11	(-) Total Annual Interest Payments	-62,569	-61,844	-61,072	-60,247	-59,367
12	(-) Capital Improvements	0	0	0	0	0
13	(=) Cash Flow Before Taxes (CFBT)	12,680	17,944	23,499	29,361	35,548
14	Cash on Cash Return	3%	5%	7%	9%	11%
15	(+/-) Tax Cost/Tax Savings on Real Estate	-3,501	-2,027	-472	1,169	2,901
16	(=) Cash Flow After Taxes (CFAT)	16,182	19,971	23,971	28,192	32,646
17	Cumulative Cash Flow After Taxes	16,182	36,154	60,125	88,318	120,964

Analysis of Year 6 through 10

		Year 6	Year 7	Year 8	Year 9	Year 10
1	Rental Income	174,595	183,325	192,491	202,115	212,221
2	(+) Other Income	0	0	0	0	0
3	(+) Interest Income	0	0	0	0	0
4	(=) Gross Income	174,595	183,325	192,491	202,115	212,221
5	(-) Vacancy Allowance	-3,491	-3,666	-3,849	-4,042	-4,244
6	(=) Gross Operating Income	171,103	179,658	188,641	198,073	207,977
7	(-) Operating Expenses	-55,645	-57,314	-59,033	-60,804	-62,629
8	(=) Net Operating Income	115,458	122,344	129,607	137,268	145,348
9	Capitalization Rate	8%	9%	10%	10%	11%
10	(-) Total Annual Principal Payments	-14,953	-15,955	-17,023	-18,163	-19,380
11	(-) Total Annual Interest Payments	-58,429	-57,427	-56,359	-55,219	-54,002
12	(-) Capital Improvements	0	0	0	0	0
13	(=) Cash Flow Before Taxes (CFBT)	42,075	48,960	56,224	63,885	71,965
14	Cash on Cash Return	13%	15%	17%	19%	22%
15	(+/-) Tax Cost/Tax Savings on Real Estate	4,728	6,656	8,690	10,835	13,098
16	(=) Cash Flow After Taxes (CFAT)	37,346	42,303	47,533	53,049	58,866
17	Cumulative Cash Flow After Taxes	158,311	200,615	248,148	301,198	360,065

Profit/Loss From Sale Analysis [redacted]

Prepared for Real Estate Analysis for property located at

Analysis of Year 1 through 5

		Year 1	Year 2	Year 3	Year 4	Year 5
1	Estimated Sale Price	1,601,650	1,649,699	1,699,190	1,750,166	1,802,671
2	(-) Cost of Sale	-80,082	-82,484	-84,959	-87,508	-90,133
3	(-) Balances of All Mortgages	-956,685	-955,961	-955,189	-954,364	-953,484
4	(=) Cash Proceeds Before Taxes	564,881	611,252	659,041	708,293	759,052
5	(-) Tax Liability Upon Sale	-70,718	-93,580	-116,824	-140,464	-164,510
6	(=) Cash Proceeds From Sale	494,162	517,672	542,217	567,829	594,542

Analysis of Year 6 through 10

		Year 6	Year 7	Year 8	Year 9	Year 10
1	Estimated Sale Price	1,856,751	1,912,453	1,969,827	2,028,922	2,089,789
2	(-) Cost of Sale	-92,837	-95,622	-98,491	-101,446	-104,489
3	(-) Balances of All Mortgages	-952,546	-951,544	-950,476	-949,336	-948,119
4	(=) Cash Proceeds Before Taxes	811,367	865,286	920,859	978,140	1,037,180
5	(-) Tax Liability Upon Sale	-188,975	-213,872	-239,214	-265,013	-291,284
6	(=) Cash Proceeds From Sale	622,391	651,413	681,645	713,126	745,896