

Property Return Calculator

Purchase Price:	\$ 179,000.00	Holding Period (months):	60 mos
Closing Costs:	\$ 4,500.00	Appreciation Factor:	5.000%
Down Payment:	\$ -	Marginal Tax Bracket:	28.000%
Gross Rental Income:	\$ 1,495.00	Tax Free %:	0.000%
% Vacancy/Expense Factor:	10%	Depreciation Period (months):	360 mos
Loan 1 Rate:	7.000%	Interest Only:	60 (leave blank if not interest only)
Loan 2 Rate:	0.000%	Annual Property Taxes:	\$ 1,187.00
Loan 1 Amount:	\$ 179,000.00	Annual Insurance Premiums:	\$ 650.00
Loan 2 Amount:	\$ -	Assumed Discount from Market:	\$ -
Loan 1 Amortization:	360 mos	Sales Concessions:	2.000%
Loan 2 Amortization:	360 mos	Required Return:	10.000%

Rental Income:	\$ 1,350.00
Loan 1 Monthly Payment:	\$ 1,044.17
Loan 2 Monthly Payment:	\$ -
Monthly Property Taxes:	\$ 98.92
Monthly Insurance Prem:	\$ 54.17
Vacancy/Expense Factor:	\$ 149.50
Net Rental Income	\$ 3.25

Present Value of "At Risk" Assessment	\$ 3,591.00
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Total PITI	\$ 1,197.25
3 X PITI =	\$ 3,591.75

Annual Operating Expense	\$3,631.00
Net Operating Income	\$14,309.00
Property Value	\$179,000.00

Yield to Maturity =	34.570%
Cash-on-cash =	0.867%
Tax Free COC =	1.204%
Total Profit =	\$ 40,990.11
Net Present Value =	\$ 19,284.21

The actual return you could make on this investment as an annual return
 The bond-equivalent yield
 The equivalent return if you placed this in a tax sheltered investment instrument
 Total dollar amount you could make on this investment.*
 The dollar amount you could pay for this investment and still reach your
 yield objectives.

Cap Rate**	7.99%
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The cap rate is the Net Operating Income divided by the Property Value

* The "At Risk" assessment is a contingency assumption that assumes you will have more out-of-pocket costs (or less income) than anticipated. This reduces the projected yield to maturity because it is calculated into the cash flows. It does NOT affect the total profit figure because it is assumed to be no more than a contingency. It is treated similar to an investment that is at risk but is returned to you at the end of the holding period.

** The "Cap Rate" is an estimate "ONLY" base on limited preliminarily data, to determine if property is worth further investigation and "Due Diligence".

THIS IS AN ESTIMATED ANALYSIS OF A SITUATION BASED ON NUMEROUS ASSUMPTIONS. THERE IS NO GUARANTEE THAT THESE NUMBERS WILL BE MET IN AN ACTUAL SITUATION. NO SPECIFIC PROPERTY OR LOAN IS BEING OFFERED WITH THIS ANALYSIS. YOU SHOULD CONSULT COMPETENT LEGAL AND LICENSED MORTGAGE COUNSEL BEFORE MAKING AN INVESTMENT DECISION.
