Sale Price	$900,000.00

Income Breakdown

Unit #	#Beds	#Baths	Current	Unrealized
Restaurant			$ 29,166.00	
Games			$ 2,000.00	
Totals			$ 31,166.00	$ -

Expenses

Property Tax/Yr	$ 1,500.00
Insurance/Mo	$ 125.00
Internet/Mo	$ 100.00
Food/Alch/Mo	$ 19,350.00
TrashMo	
Utilities/Mo	$ 700.00
Licensing/Mo	$ 250.00
Management (%)	
Vacancy (%)	
Maintenance (%)	5.00%

Mortgage

Downpayment (%)	20.00%
Interest Rate (%)	6.50%
Loan Term (Years)	30
Closing Costs	$ 27,000.00

Current Pro Forma Analysis

Item	$/Mo.
Gross Rents	**$ 31,166.00**
Property Management	$ -
Property Taxes	$ 125.00
Insurance	$ 125.00
Operating Exp/Mo	$ 20,400.00
Vacancy Reserve	$ -
Maintenance Reserve	$ 1,558.30
Total Operating Expenses	**$ 22,208.30**
Monthly NOI	**$ 8,957.70**
Annualized NOI	**$ 107,492.40**
Capitalization Rate	**11.94%**

Mortgage Calculator	
Sale Price	$ 900,000.00
Loan to Value Ratio	80.00%
Down Payment	$ 180,000.00
Closing Costs	$ 27,000.00
Principal	$ 720,000.00
Interest Rate	6.50%
Term (Years)	30
Monthly Mortgage	**$ 4,550.89**
Monthly Net	**$ 4,406.81**
Annualized Net	**$ 52,881.72**
Annualized ROI	***25.55%***

Market Rent pro forma analysis

Item	$/Mo.
Unrealized Income	**$ -**
Property Management	$ -
Property Taxes	$ 125.00
Insurance	$ 125.00
Operating Exp/Mo	$ 20,400.00
Vacancy Reserve	$ -
Maintenance Reserve	$ -
Total Operating Expenses	**$ 20,650.00**
Monthly NOI	**$ (20,650.00)**
Annualized NOI	**$ (247,800.00)**
Capitalization Rate	**-27.53%**

Mortgage Calculator	
Sale Price	$ 900,000.00
Loan to Value Ratio	80.00%
Down Payment	$ 180,000.00
Closing Costs	$ 27,000.00
Principal	$ 720,000.00
Interest Rate	6.50%
Term (Years)	30
Monthly Mortgage	**$ 4,550.89**
Monthly Net	**$ (25,200.89)**
Annualized Net	**$ (302,410.68)**
Annualized ROI	***-146.09%***

5 Year Debt Paydown Summary

	Year	Figure
Total Debt Paydown	1	$8,047.62
ROI on Paydown	**1**	**4.47%**
Total Debt Paydown	2	$8,586.59
ROI on Paydown	**2**	**4.77%**
Total Debt Paydown	3	$9,161.65
ROI on Paydown	**3**	**5.09%**
Total Debt Paydown	4	$9,775.22
ROI on Paydown	**4**	**5.43%**
Total Debt Paydown	5	$10,429.88
ROI on Paydown	**5**	**5.79%**

Five Year Tax Deduction Summary

Improved Value: Assessed Value Ratio (%)	**80.00%**
Marginal Tax Rate	**51.00%**

	Year	Figure
Depreciation (Straight Line)	1	$ 26,181.82
Total Interest Paid	1	$ 46,563.05
Total Deductions	**1**	**$ 72,744.87**
Depreciation (Straight Line)	2	$ 26,181.82
Total Interest Paid	2	$ 46,024.09
Total Deductions	**2**	**$ 72,205.91**
Depreciation (Straight Line)	3	$ 26,181.82
Total Interest Paid	3	$ 45,449.03
Total Deductions	**3**	**$ 71,630.85**
Depreciation (Straight Line)	4	$ 26,181.82
Total Interest Paid	4	$ 44,835.46
Total Deductions	**4**	**$ 71,017.28**
Depreciation (Straight Line)	5	$ 26,181.82
Total Interest Paid	5	$ 44,180.79
Total Deductions	**5**	**$ 70,362.61**
Avg Yearly Tax Savings		**$ 36,512.07**
% Annual ROI on Tax Savings		**20.28%**

Does it qualify for a commercial loan?

Debt Coverage Ratio Required:	**1.25**

	Assumption	Pro Forma	Actual
Gross Rents		**$ 373,992.00**	**$ 373,992.00**
Vacancy		$ -	$ -
Prop Mgmt		$ -	$ -
Cash Reserves		$ -	
Taxes (actual)		$ 1,500.00	$ 1,500.00
Insurance (actual)		$ 1,500.00	$ 1,500.00
Maintenance + Utilities	**18.00%**	$ 67,318.56	$ 263,499.60
Total Expenses		$ 70,318.56	$ 266,499.60
NOI		$ 303,673.44	$ 107,492.40
Mortgage		$ 54,610.68	$ 54,610.68
Debt Coverage Ratio		**5.56**	**1.97**
Net Profit		**$ 249,062.76**	**$ 52,881.72**

Average Annualized % Appreciation

Assumed Rate:	**3.50%**

End of Year:	Est. Value	Annual Gain	% Gain
1	$ 931,500.00	$ 31,500.00	**17.50%**
2	$ 964,102.50	$ 32,602.50	**18.11%**
3	$ 997,846.09	$ 33,743.59	**18.75%**
4	$ 1,032,770.70	$ 34,924.61	**19.40%**
5	$ 1,068,917.68	$ 36,146.97	**20.08%**

Total Return (% of initial investment)

Year	1	2	3	4	5
Source of Gain					
Cash flow	-146.09%	-146.09%	-146.09%	-146.09%	-146.09%
Debt Paydown	4.47%	4.77%	5.09%	5.43%	5.79%
Tax Savings	20.61%	20.46%	20.30%	20.12%	19.94%
Appreciation	17.50%	18.11%	18.75%	19.40%	20.08%
Total ROI	**-103.51%**	**-102.75%**	**-101.96%**	**-101.14%**	**-100.28%**
Total $ Return	**(186,318.30)**	**(184,951.71)**	**(183,528.84)**	**(182,047.16)**	**(180,504.02)**

Rent Growth Calculator

Rent Growth Rate:	**3.50%**
Market Rent (Year 1):	**$ -**

End of Year:	Market Rent
1	$ -
2	$ -
3	$ -
4	$ -
5	$ -
6	$ -
7	$ -
8	$ -
9	$ -
10	$ -
11	$ -
12	$ -
13	$ -
14	$ -
15	$ -
16	$ -
17	$ -
18	$ -
19	$ -
20	$ -