Sale Price	**$1,200,000.00**

Income Breakdown

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

Expenses

Property Tax/Yr	$ 1,500.00	**Downpayment (%)**	25.00%
Insurance/Mo	$ 125.00	**Interest Rate (%)**	8.00%
Gas & Electric/Mo	$ 700.00	**Loan Term (Years)**	30
Internet/Mo	$ 100.00	**Closing Costs**	$ 36,000.00
Food & Alchohol/Mo	$ 19,350.00		
Payroll/Mo			
Licensing/Mo	$ 250.00		
Management (%)			
Vacancy (%)			
Maintenance (%)	5.00%		

Current Pro Forma Analysis

Item	$/Mo.
Gross Rents	**$ 31,166.00**
Property Management	$ -
Property Taxes	$ 125.00
Insurance	$ 125.00
Owner-Paid Utilities	$ 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	**8.96%**

Mortgage Calculator	
Sale Price	$ 1,200,000.00
Loan to Value Ratio	75.00%
Down Payment	$ 300,000.00
Closing Costs	$ 36,000.00
Principal	$ 900,000.00
Interest Rate	8.00%
Term (Years)	30
Monthly Mortgage	**$ 6,603.88**
Monthly Net	**$ 2,353.82**
Annualized Net	**$ 28,245.83**
Annualized ROI	***8.41%***

Market Rent pro forma analysis

Item	$/Mo.
Unrealized Income	**$ -**
Property Management	$ -
Property Taxes	$ 125.00
Insurance	$ 125.00
Owner-Paid Utilities	$ 20,400.00
Vacancy Reserve	$ -
Maintenance Reserve	$ -
Total Operating Expenses	
Monthly NOI	**$ -**
Annualized NOI	**$ -**
Capitalization Rate	**0.00%**

Mortgage Calculator	
Sale Price	$ 1,200,000.00
Loan to Value Ratio	75.00%
Down Payment	$ 300,000.00
Closing Costs	$ 36,000.00
Principal	$ 900,000.00
Interest Rate	8.00%
Term (Years)	30
Monthly Mortgage	
Monthly Net	**$ -**
Annualized Net	**$ -**
Annualized ROI	***0.00%***

5 Year Debt Paydown Summary

2

	Year	Figure
Total Debt Paydown	1	$7,518.28
ROI on Paydown	**1**	**2.51%**
Total Debt Paydown	2	$8,142.29
ROI on Paydown	**2**	**2.71%**
Total Debt Paydown	3	$8,818.09
ROI on Paydown	**3**	**2.94%**
Total Debt Paydown	4	$9,549.99
ROI on Paydown	**4**	**3.18%**
Total Debt Paydown	5	$10,342.64
ROI on Paydown	**5**	**3.45%**

Five Year Tax Deduction Summary

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

	Year	Figure
Depreciation (Straight Line)	1	$ 34,909.09
Total Interest Paid	1	$ 71,728.30
Total Deductions	**1**	**$ 106,637.39**
Depreciation (Straight Line)	2	$ 34,909.09
Total Interest Paid	2	$ 71,104.28
Total Deductions	**2**	**$ 106,013.38**
Depreciation (Straight Line)	3	$ 34,909.09
Total Interest Paid	3	$ 70,428.48
Total Deductions	**3**	**$ 105,337.57**
Depreciation (Straight Line)	4	$ 34,909.09
Total Interest Paid	4	$ 69,696.58
Total Deductions	**4**	**$ 104,605.67**
Depreciation (Straight Line)	5	$ 34,909.09
Total Interest Paid	5	$ 68,903.94
Total Deductions	**5**	**$ 103,813.03**
Avg Yearly Tax Savings		**$ 53,693.52**
% Annual ROI on Tax Savings		**17.90%**

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		$ 79,246.57	$ 79,246.57
Debt Coverage Ratio		**3.83**	**1.36**
Net Profit		**$ 224,426.87**	**$ 28,245.83**

Average Annualized % Appreciation

Assumed Rate:	**3.50%**

End of Year:	Est. Value	Annual Gain	% Gain
1	$ 1,242,000.00	$ 42,000.00	**14.00%**
2	$ 1,285,470.00	$ 43,470.00	**14.49%**
3	$ 1,330,461.45	$ 44,991.45	**15.00%**
4	$ 1,377,027.60	$ 46,566.15	**15.52%**
5	$ 1,425,223.57	$ 48,195.97	**16.07%**

Total Return (% of initial investment)

Year	**1**	**2**	**3**	**4**	**5**
Source of Gain					
Cash flow	0.00%	0.00%	0.00%	0.00%	0.00%
Debt Paydown	2.51%	2.71%	2.94%	3.18%	3.45%
Tax Savings	18.13%	18.02%	17.91%	17.78%	17.65%
Appreciation	14.00%	14.49%	15.00%	15.52%	16.07%
Total ROI	**34.63%**	**35.23%**	**35.84%**	**36.49%**	**37.16%**
Total $ Return	**103,903.34**	**105,679.11**	**107,531.71**	**109,465.04**	**111,483.25**

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	$ -