

		Current	Proforma				
Income Statement				Sales Information			
1	Gross Scheduled Income		\$86,400	35	Sales Price		\$850,000.00
2	Less Vacancy Allowance 10%			36	Down Payment 25%		
3	Gross Operating Income	\$ - 0	\$86,400	37	Balance to be Financed		\$850,000.00
				Summary			
4	Annual Operating Expenses						
5	R.E. Taxes	\$ 14,778					
6	Insurance (\$10K deductible)	\$ 2,500					
7	Gas & Electric	\$ 1,777		440 Hopkins		Current	Proforma
8	Water & Sewer	\$ 1,050		#1		\$0	\$2,200
9	Trash, est.	\$ - 0		#2		\$0	\$1,500
10	HOA			#3		\$0	\$2,000
11	Maintenance + Reserve 7.5%			#4 (build out basement to add 4th unit)		\$0	\$1,500
12	Management 7.5%						
13							
14						Monthly	\$0 \$7,200
15						Yearly	\$0 \$86,400
16							
17							
18				50			%
19				51	Estimated Depreciation Schedule (first year)		
20				52		Life	Basis
21					Land		St. Line
22					Buildings (80% of Value)		
23	Total Expenses	\$ 20,105		53			
24	Net Operating Income	\$ (20,105)	\$66,295	54	Personal Property		
25	Cap Rate L24 div by L35	-2.37%	7.80%	55			
Cash Flow Schedule					Total Basis		
26	Net Operating Income (L24)	\$ (20,105)	\$ 66,295		Total Depreciation		
27	Less Prin. and Int. Pmts. (L48)	\$ - 0		56			
28	CASH FLOW (Before Inc. Tax)(To Line 56)	\$ (20,105)	\$ 66,295	57	Return on Equity		
Income Tax Computations				58	Cash Flow Before Inc. Tax L28		
29				59	Inc. Tax Savings or (Expense) L34		
30	Net Operating Income (24)	\$ (20,105)	\$ 66,295	60	(=)Cash Flow After Inc. Tax		
31	Approximate Annual Interest			61	(+)Equity Growth (Debt Reduction) L48(-)L31		
32	Estimated Annual Depreciation (L55)			62	(+)Appreciation at 2% per year (x) L35		
33	Net Taxable Income	\$ (20,105)	\$ 66,295	63	(=)TOTAL RETURN ON EQUITY		
	L30(-)(L31 & L32)			64	Down Payment		
34	N.T.I. (*)Marginal Tax Bracket			65	Est. Tax Proration + Deposits		
	28% Tax Savings (Exp)				Estimated Closing Costs		
					BEGINNING EQUITY		