

The Real Estate Investment Shoppe

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Property Price	75,000.00	Appreciation	2.20%	Total	79,500.00	CAP	0.13
Improvements	200.00	Operating	1,080.00	Monthly	900	Gross Rent	7.16
Purchase Costs	4,300.00	CPI Expenses	3.00%	Annual Mtg	(\$6,154.65)	Loan Value	0.80
Mortgage Rate	6.50%	CPI Rents	1.00%	Mortgage	60,000	% Down	20.00%
Loan Period	30	Property Tax	1.45%	Appraised	88,000	NOI	10,523.00
Down Payment	15,000.00	Total Square	1,621	Annual Taxes	1,087.50	Cap Rate	0.14
Monthly Income	925.00	Occupancy Rate	93.00%	Price Per	49	Cash on Cash	14.48%

PROFORMA 1143 Oak Glen

Year	1	2	3	4	5	6	7	8	9	10
Add Interest	3,900	3,753	3,597	3,431	3,254	3,066	2,865	2,651	2,423	2,181
Payment	(6,155)	(6,155)	(6,155)	(6,155)	(6,155)	(6,155)	(6,155)	(6,155)	(6,155)	(6,155)
Closing Mortgage	57,745	55,344	52,787	50,063	47,163	44,074	40,784	37,280	33,549	29,575
Equity	2,255	2,401	2,557	2,723	2,901	5,990	9,279	12,783	16,515	20,489
Income	10,323	10,633	10,952	11,280	11,619	11,967	12,326	12,696	13,077	13,469
Expenses	(8,322)	(8,388)	(8,422)	(8,458)	(8,494)	(8,532)	(8,570)	(8,610)	(8,651)	(8,694)
Cashflow	2,001	2,245	2,529	2,823	3,124	3,435	3,756	4,086	4,426	4,776
Sum Cash Flow	2,001	4,246	6,775	9,598	12,722	16,157	19,913	23,999	28,425	33,200
Increased Value	76,650	78,336	80,060	81,821	83,621	85,461	87,341	89,262	91,226	93,233
Profit from Sale	5,906	12,238	19,048	26,355	34,180	42,544	51,470	60,981	71,102	81,858
Estimated Value	92,400	97,020	101,871	106,965	112,313	117,928	123,825	130,016	136,517	143,343
Profit from Sale	12,900.00	17,520.00	22,371.00	27,464.55	32,812.78	38,428.42	44,324.84	50,516.08	57,016.88	63,842.73

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