

The Real Estate Investment Shoppe

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Property Price	73,000.00	Appreciation	4.00%	Total	77,500.00	CAP	0.17
Improvements	200.00	Operating	1,320.00	Monthly	1,100	Gross Rent	5.87
Purchase Costs	4,300.00	CPI Expenses	3.00%	Annual Mtg	(\$6,266.25)	Loan Value	0.80
Mortgage Rate	7.00%	CPI Rents	1.00%	Mortgage	58,400	% Down	20.00%
Loan Period	30	Property Tax	1.52%	Appraised	95,000	NOI	13,400.00
Down Payment	14,600.00	Total Square	2,880	Annual Taxes	1,111.79	Cap Rate	0.18
Monthly Income	1,100.00	Occupancy Rate	100.00%	Price Per	27	Cash on Cash	31.77%

PROFORMA 282 Iris Avenue

Year	1	2	3	4	5	6	7	8	9	10
Add Interest	4,088	3,936	3,772	3,598	3,411	3,211	2,997	2,768	2,524	2,262
Payment	(6,266)	(6,266)	(6,266)	(6,266)	(6,266)	(6,266)	(6,266)	(6,266)	(6,266)	(6,266)
Closing Mortgage	56,222	53,891	51,397	48,729	45,873	42,818	39,549	36,052	32,309	28,304
Equity	2,178	2,331	2,494	2,668	2,855	5,910	9,179	12,677	16,420	20,424
Income	13,200	13,596	14,004	14,424	14,857	15,302	15,761	16,234	16,721	17,223
Expenses	(8,698)	(8,778)	(8,820)	(8,864)	(8,908)	(8,954)	(9,001)	(9,050)	(9,100)	(9,152)
Cashflow	4,502	4,818	5,183	5,560	5,948	6,348	6,760	7,184	7,621	8,071
Sum Cash Flow	4,502	9,320	14,503	20,063	26,012	32,360	39,120	46,304	53,925	61,996
Increased Value	75,920	78,957	82,115	85,400	88,816	92,368	96,063	99,906	103,902	108,058
Profit from Sale	9,600	19,785	30,621	42,134	54,354	67,310	81,034	95,558	110,918	127,150
Estimated Value	99,750	104,738	109,974	115,473	121,247	127,309	133,675	140,358	147,376	154,745
Profit from Sale	22,250.00	27,237.50	32,474.38	37,973.09	43,746.75	49,809.09	56,174.54	62,858.27	69,876.18	77,244.99

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