

## The Real Estate Investment Shoppe

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Property Price	69,000.00	Appreciation	5.00%	Total	73,600.00	CAP	0.14
Improvements	200.00	Operating	1,020.00	Monthly	850	Gross Rent	7.22
Purchase Costs	4,400.00	CPI Expenses	3.00%	Annual Mtg	(\$6,776.26)	Loan Value	0.95
Mortgage Rate	6.88%	CPI Rents	1.00%	Mortgage	65,550	% Down	5.00%
Loan Period	30	Property Tax	1.80%	Appraised	93,500	NOI	10,400.00
Down Payment	3,450.00	Total Square	1,395	Annual Taxes	1,242.00	Cap Rate	0.15
Monthly Income	850.00	Occupancy Rate	100.00%	Price Per	53	Cash on Cash	37.31%

### PROFORMA 1135 Oak Glen

Year	1	2	3	4	5	6	7	8	9	10
Add Interest	4,507	4,351	4,184	4,006	3,815	3,611	3,394	3,161	2,913	2,647
Payment	(6,776)	(6,776)	(6,776)	(6,776)	(6,776)	(6,776)	(6,776)	(6,776)	(6,776)	(6,776)
Closing Mortgage	63,280	60,855	58,262	55,491	52,530	49,365	45,983	42,368	38,504	34,375
Equity	2,270	2,426	2,593	2,771	2,961	6,126	9,508	13,123	16,987	21,116
Income	10,200	10,506	10,821	11,146	11,480	11,825	12,179	12,545	12,921	13,309
Expenses	(9,038)	(9,100)	(9,133)	(9,166)	(9,201)	(9,236)	(9,273)	(9,310)	(9,349)	(9,389)
Cashflow	1,162	1,406	1,688	1,980	2,279	2,588	2,907	3,234	3,572	3,920
Sum Cash Flow	1,162	2,567	4,256	6,235	8,515	11,103	14,010	17,244	20,816	24,736
Increased Value	72,450	76,073	79,876	83,870	88,063	92,467	97,090	101,944	107,042	112,394
Profit from Sale	6,881	14,335	22,420	31,164	40,598	50,754	61,667	73,371	85,903	99,304
Estimated Value	98,175	103,084	108,238	113,650	119,332	125,299	131,564	138,142	145,049	152,302
Profit from Sale	24,575.00	29,483.75	34,637.94	40,049.83	45,732.33	51,698.94	57,963.89	64,542.08	71,449.19	78,701.65

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