

## The Real Estate Investment Shoppe

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Property Price	53,000.00	Appreciation	5.00%	Total	57,600.00	CAP	0.15
Improvements	200.00	Operating	870.00	Monthly	725	Gross Rent	6.62
Purchase Costs	4,400.00	CPI Expenses	3.00%	Annual Mtg	(\$5,266.97)	Loan Value	0.87
Mortgage Rate	7.00%	CPI Rents	0.00%	Mortgage	46,000	% Down	10.00%
Loan Period	30	Property Tax	1.50%	Appraised	82,000	NOI	8,900.00
Down Payment	5,300.00	Total Square	1,512	Annual Taxes	795.00	Cap Rate	0.17
Monthly Income	725.00	Occupancy Rate	100.00%	Price Per	38	Cash on Cash	35.78%

### PROFORMA 2644 Shannon Street

Year	1	2	3	4	5	6	7	8	9	10
Add Interest	3,220	3,077	2,923	2,759	2,584	2,396	2,195	1,980	1,750	1,504
Payment	(5,267)	(5,267)	(5,267)	(5,267)	(5,267)	(5,267)	(5,267)	(5,267)	(5,267)	(5,267)
Closing Mortgage	43,953	41,763	39,419	36,912	34,228	31,357	28,285	24,998	21,481	17,718
Equity	2,047	2,190	2,344	2,508	2,683	5,554	8,626	11,913	15,430	19,193
Income	8,700	8,961	9,230	9,507	9,792	10,086	10,388	10,700	11,021	11,352
Expenses	(6,932)	(6,985)	(7,013)	(7,041)	(7,071)	(7,101)	(7,132)	(7,164)	(7,197)	(7,231)
Cashflow	1,768	1,976	2,217	2,466	2,721	2,985	3,256	3,536	3,824	4,120
Sum Cash Flow	1,768	3,744	5,961	8,427	11,148	14,133	17,389	20,925	24,749	28,869
Increased Value	55,650	58,433	61,354	64,422	67,643	71,025	74,576	78,305	82,220	86,331
Profit from Sale	8,165	15,114	22,596	30,637	39,263	48,501	58,380	68,932	80,188	92,183
Estimated Value	86,100	90,405	94,925	99,672	104,655	109,888	115,382	121,151	127,209	133,569
Profit from Sale	28,500.00	32,805.00	37,325.25	42,071.51	47,055.09	52,287.84	57,782.23	63,551.35	69,608.91	75,969.36

**"Live where you want, Invest where it's SMART!"**

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