

## The Real Estate Investment Shoppe

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Property Price	60,000.00	Appreciation	4.00%	Total	64,600.00	CAP	0.12
Improvements	200.00	Operating	780.00	Monthly	650	Gross Rent	8.28
Purchase Costs	4,400.00	CPI Expenses	1.00%	Annual Mtg	(\$4,950.05)	Loan Value	1.05
Mortgage Rate	6.75%	CPI Rents	1.00%	Mortgage	63,000	% Down	10.00%
Loan Period	30	Property Tax	1.50%	Appraised	80,000	NOI	8,000.00
Down Payment	6,000.00	Total Square	1,220	Annual Taxes	900.00	Cap Rate	0.13
Monthly Income	650.00	Occupancy Rate	100.00%	Price Per	53	Cash on Cash	22.10%

### PROFORMA 3047 Woodside

Year	1	2	3	4	5	6	7	8	9	10
Add Interest	4,253	4,205	4,155	4,101	4,044	3,983	3,918	3,848	3,774	3,694
Payment	(4,950)	(4,950)	(4,950)	(4,950)	(4,950)	(4,950)	(4,950)	(4,950)	(4,950)	(4,950)
Closing Mortgage	62,302	61,558	60,763	59,914	59,009	58,042	57,009	55,907	54,731	53,475
Equity	698	745	795	849	906	1,873	2,905	4,007	5,183	6,439
Income	7,800	7,878	7,957	8,036	8,117	8,198	8,280	8,363	8,446	8,531
Expenses	(6,630)	(6,646)	(6,654)	(6,662)	(6,670)	(6,678)	(6,686)	(6,695)	(6,703)	(6,712)
Cashflow	1,170	1,232	1,303	1,375	1,447	1,520	1,594	1,668	1,743	1,819
Sum Cash Flow	1,170	2,402	3,705	5,080	6,527	8,047	9,640	11,308	13,051	14,870
Increased Value	62,400	64,896	67,492	70,192	72,999	75,919	78,956	82,114	85,399	88,815
Profit from Sale	(4,733)	(260)	4,434	9,357	14,517	19,924	25,587	31,515	37,719	44,210
Estimated Value	84,000	88,200	92,610	97,241	102,103	107,208	112,568	118,196	124,106	130,312
Profit from Sale	19,400.00	23,600.00	28,010.00	32,640.50	37,502.53	42,607.65	47,968.03	53,596.44	59,506.26	65,711.57

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









