

The Real Estate Investment Shoppe

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Property Price	63,000.00	Appreciation	4.00%	Total	67,600.00	CAP	0.13
Improvements	200.00	Operating	780.00	Monthly	750	Gross Rent	7.51
Purchase Costs	4,400.00	CPI Expenses	1.00%	Annual Mtg	(\$3,960.04)	Loan Value	0.80
Mortgage Rate	6.75%	CPI Rents	1.00%	Mortgage	50,400	% Down	20.00%
Loan Period	30	Property Tax	1.50%	Appraised	80,000	NOI	8,750.00
Down Payment	12,600.00	Total Square	1,220	Annual Taxes	945.00	Cap Rate	0.14
Monthly Income	750.00	Occupancy Rate	95.00%	Price Per	55	Cash on Cash	23.95%

PROFORMA 3047 Woodside

Year	1	2	3	4	5	6	7	8	9	10
Add Interest	3,402	3,364	3,324	3,281	3,235	3,186	3,134	3,079	3,019	2,955
Payment	(3,960)	(3,960)	(3,960)	(3,960)	(3,960)	(3,960)	(3,960)	(3,960)	(3,960)	(3,960)
Closing Mortgage	49,842	49,246	48,610	47,932	47,207	46,433	45,607	44,726	43,785	42,780
Equity	558	596	636	679	725	1,498	2,324	3,206	4,147	5,151
Income	8,550	8,636	8,722	8,809	8,897	8,986	9,076	9,167	9,258	9,351
Expenses	(5,685)	(5,701)	(5,709)	(5,717)	(5,725)	(5,733)	(5,741)	(5,750)	(5,758)	(5,767)
Cashflow	2,865	2,935	3,013	3,092	3,172	3,253	3,335	3,417	3,500	3,584
Sum Cash Flow	2,865	5,800	8,813	11,905	15,078	18,331	21,665	25,083	28,583	32,167
Increased Value	65,520	68,141	70,866	73,701	76,649	79,715	82,904	86,220	89,669	93,255
Profit from Sale	5,943	12,094	18,469	25,075	31,920	39,013	46,362	53,976	61,867	70,042
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	16,400.00	20,600.00	25,010.00	29,640.50	34,502.53	39,607.65	44,968.03	50,596.44	56,506.26	62,711.57

Over \$230 mth Cash Flow!

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

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