

62 Marina Lakes Drive, Richmond, CA

5 Year Projected Analysis for Acquired Property

Assumptions	
Purchase Price	\$ 75,000
Down Payment (Percentage)	25%
Closing Costs and Pre-rental Repairs (\$10,000)	\$ 12,250
Income and Expense	
Monthly Rent	\$ 1,100
Annual Rent	\$ 13,200
Vacancy Rate (in Months)	0.5
Annual Vacancy Expense	\$ 550
Estimated Property Tax (Percentage)	2.37%
Estimated Property Tax (Annual)	\$ 1,778
HOA (Per Month)	\$ 292
Insurance (Annual)	\$ 0
Management Fees (Percentage)	0%
Management Fees (Per Month)	\$ 0
Lease Fees (Percentage)	0%
Lease Fees (Per Month, bi-annually)	\$ 0
Total Management Fees (Per Month)	\$ 0
Upkeep (Annual)	\$ 250
Income (Without Debt Service)	\$ 7,119
Depreciation	
Year Rented	2011
Years Rented To-date	0
Years Left to Depreciate on 27.5-Yr. Calendar	27.5
Percentage on Improvements Vs. Land	75%
Annual Depreciation (Per Property)	\$ 2,045.45
Debt Service	
Down Payment	\$ 18,750
First Loan Amount	\$ 56,250
Interest Rate	4.0%
First Loan Payment (Principal and Interest)	\$ 268.55
Second Loan Amount	\$ 0
Interest Rate	0%
Second Loan Payment (Interest Only)	\$ 0
Total Liens	\$ 56,250
Monthly Mortgage Payments	\$ 268.55
Percentage Down	25%
Percentage of First	75%
Percentage of Second	0%

	Year 1	Year 2	Year 3	Year 4	Year 5
Rent Increase	2.50%	2.50%	2.50%	2.50%	2.50%
Equity Appreciation	7%	7%	7%	7%	7%
Profit/Loss					
Rent	\$ 13,200	\$ 13,530	\$ 13,868	\$ 14,215	\$ 14,570
Mortgage Interest	\$ (2,232)	\$ (2,192)	\$ (2,150)	\$ (2,106)	\$ (2,060)
Vacancy	\$ (550)	\$ (564)	\$ (578)	\$ (592)	\$ (607)
HOA	\$ (3,504)	\$ (3,609)	\$ (3,717)	\$ (3,829)	\$ (3,944)
Insurance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Property Taxes	\$ (1,778)	\$ (1,804)	\$ (1,831)	\$ (1,859)	\$ (1,887)
Management Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Upkeep	\$ (250)	\$ (258)	\$ (265)	\$ (273)	\$ (281)
Cashflow	\$ 4,887	\$ 5,104	\$ 5,327	\$ 5,556	\$ 5,791
Cashflow Over 5 Years					\$ 26,664
Write-Offs					
Depreciation	\$ 2,045	\$ 2,045	\$ 2,045	\$ 2,045	\$ 2,045
Profit/Loss	\$ (4,887)	\$ (5,104)	\$ (5,327)	\$ (5,556)	\$ (5,791)
Total Write-offs	\$ (2,841)	\$ (3,058)	\$ (3,281)	\$ (3,511)	\$ (3,746)
Write-Offs Over 5 Years					\$ (16,437)
Return					
Cash on Cash Yield	15.76%	16.46%	17.18%	17.92%	18.68%
Equity					
Principal Paid	\$991	\$1,031	\$1,073	\$1,117	\$1,162
Year-End Value	\$ 80,250	\$ 85,867.50	\$ 91,878.23	\$ 98,309.70	\$ 105,191.38
Year-End Equity	\$ 24,990.58	\$ 30,648.44	\$ 36,701.17	\$ 43,176.36	\$ 50,103.53
5 Year Yield					247.64%

Please Note: The purpose of this sheet is to organize information, and to provide estimates on future performance. This data is subject to market and economic conditions which can not be predicted. No warranties, express or implied, are made through the provision of this information. Consult an appropriate professional for legal and tax advice.
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