

Cash Flow & Resale Analysis Assumptions - Years 1-10

RealData Centre

Property Type: Flats and Shops

About the Purchase...

Purchase Price, Real Property	1,000,000
Required Cash Investment (Calculated Value)	468,000
Closing Costs	8,000
Other Fees	0
Year this Analysis Begins	2005
Month this Report Begins	6
Compare Investment with Secure Investment Earning...	2.50%

About the Financing...**First Mortgage**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Principal Amount (€ or % of purchase price):	0.65	650,000	=amount used							
Annual Interest Rate <input type="checkbox"/> Interest Only	9.50%	10.00%	11.00%	9.50%	9.50%	9.50%	9.50%	9.50%	9.50%	9.50%
Term of Loan, in Months	360	360	=adjusted term							
Monthly Payment, Calculated	5,465.55	5,702.21	6,177.31	5,479.17	5,479.17	0.00	0.00	0.00	0.00	0.00
Monthly Payment to Override Calculation	0.00 (for fixed-rate only)									
Number of Points	0.00	€ 0	=Euros amount							

Second Mortgage

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Year begin: 2005 <input type="button" value="v"/> Month begin: 7 <input type="button" value="v"/>										
Principal Amount (€ or % of purchase price):	100,000.	100,000	=amount used							
Annual Interest Rate <input type="checkbox"/> Interest Only	11.50%	11.50%	11.50%	11.50%	11.50%	11.50%	11.50%	11.50%	11.50%	11.50%
Term of Loan, in Months	12	12	=adjusted term							
Monthly Payment, Calculated	8,861.51	8,861.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Monthly Payment to Override Calculation	0.00 (for fixed-rate only)									
Number of Points	0.00	€ 0	=Euros amount							

Third Mortgage

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Year begin: 2005 <input type="button" value="v"/> Month begin: 11 <input type="button" value="v"/>										
Principal Amount (€ or % of purchase price):	15,000.	15,000	=amount used							
Annual Interest Rate <input checked="" type="checkbox"/> Interest Only	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%
Term of Loan, in Months	240	240	=adjusted term							
Monthly Payment, Calculated	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00
Monthly Payment to Override Calculation	0.00 (for fixed-rate only)									
Number of Points	0.00	€ 0	=Euros amount							

Balloon Existing Loans, and Refinance

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Balloon all Loans after End of Year...	2009 <input type="button" value="v"/>									
Refinance at What % of Market Value	55.00%	(enter 0% to use sum of outstanding loans)								
Sum of All Outstanding Loans, End of Year	714,138	658,880	655,408	650,277	644,637	0	0	0	0	0
Principal Amount of New Loan (default=sum)	751,300	751,300	= amount used	(note: 0 % of market value on line above is required to use default amount)						
Annual Interest Rate (fixed)	10.00%									
Term of Loan, in Years	20									
Monthly Payment, Calculated	7,250.21									
Number of Points	0.00	€ 0	=Euros amount							

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About the Purchase...

About the Financing...

First Mortgage	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Annual Interest Rate	9.50%	9.50%	9.50%	9.50%	9.50%	9.50%	9.50%	9.50%	9.50%	9.50%
Monthly Payment, Calculated	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Second Mortgage	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Year begin: 2005 <input type="text"/> Month begin: 7 <input type="text"/>										
Annual Interest Rate	11.50%	11.50%	11.50%	11.50%	11.50%	11.50%	11.50%	11.50%	11.50%	11.50%
Monthly Payment, Calculated	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Third Mortgage	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Year begin: 2005 <input type="text"/> Month begin: 11 <input type="text"/>										
Annual Interest Rate	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%
Monthly Payment, Calculated	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00
Balloon Existing Loans, and Refinance	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Sum of All Outstanding Loans, End of Year	0	0	0	0	0	0	0	0	0	0

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About the Resale...

Sale Expected at End of Year... :

2024 ▼

Cost of Sale as a % of Selling Price:

7.00%

Estimate Selling Price by... (enter rate below)

- Capitalization of Net Operating Income 11.00%
- Appreciation Rate 4.00%
- Gross Rent Multiplier 7.00

To Estimate Resale Price, Capitalize...

- Current Year's Net Operating Income
- Next Year's Net Operating Income

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Or, specify selling price for any or all years (entries here override calculated estimates)	0	0	0	0	0	0	0	0	0	0

About the Operation of the Property...

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Gross Income, from APOD, or	96,791	197,241	201,578	204,144	205,414	206,620	208,012	209,442	210,911	212,420
Gross Income (override APOD)	0	0	0	0	0	0	0	0	0	0
Vacancy & Credit Allowance in €, from APOD	2,904	5,917	6,047	6,124	6,162	6,199	6,240	6,283	6,327	6,373
Vacancy & Credit Allow.(override APOD; enter as%)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Operating Expenses from APOD, or	23,472	44,166	45,762	47,351	48,956	50,627	52,377	54,205	56,113	58,105
Operating Expenses (override APOD)	0	0	0	0	0	0	0	0	0	0
Capital Improvements	10,000	8,000	2,000	0	0	0	5,000	0	0	0
Funded Reserves	100,000	0	0	0	0	0	0	0	0	0
% Interest Earned on Reserves	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
<input checked="" type="checkbox"/> Use reserves to offset negative cash flows?										
<input type="checkbox"/> Apply Funded Reserves (if available) as follows:	0	0	0	0	0	0	0	0	0	0

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About the Resale...

Or, specify selling price for any or all years
 (entries here override calculated estimates)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
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	0	0	0	0	0	0	0	0	0	0
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About the Operation of the Property...

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
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Gross Income, from APOD, or	213,970	215,562	217,199	218,880	220,608	222,384	224,210	226,086	228,015	229,999
Gross Income (override APOD)	0	0	0	0	0	0	0	0	0	0

Vacancy & Credit Allowance in €, from APOD	6,419	6,467	6,516	6,566	6,618	6,672	6,726	6,783	6,840	0
Vacancy & Credit Allow.(override APOD; enter as%)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Operating Expenses from APOD, or	60,187	62,362	64,634	67,009	69,491	72,085	74,799	77,636	80,603	83,983
Operating Expenses (override APOD)	0	0	0	0	0	0	0	0	0	0

Capital Improvements	0	0	0	0	0	0	0	0	0	0
Funded Reserves	0	0	0	0	0	0	0	0	0	0
% Interest Earned on Reserves	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%

Use reserves to offset negative cash flows?

<input type="checkbox"/> Apply Funded Reserves (if available) as follows:	0	0	0	0	0	0	0	0	0	0
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