

Purchase Price 1,000,000
Cash Investment 481,000

This report created with a demonstration version of REIA	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
GROSS INCOME	153,458	187,546	199,343	206,944	217,228	221,829	224,910	227,380	231,714	233,796
- Vacancy & Credit Allowance	4,604	5,626	5,980	6,208	6,517	6,655	6,747	6,821	6,951	7,014
- Operating Expenses	34,121	43,796	45,439	46,960	48,627	50,118	51,594	53,093	54,713	56,296
NET OPERATING INCOME	114,734	138,123	147,924	153,775	162,084	165,056	166,568	167,465	170,049	170,486
- Interest, All Loans	56,963	65,380	70,405	69,070	67,581	65,920	81,913	80,483	78,903	77,158
- Depreciation and Amortization	17,207	21,898	25,824	28,391	31,907	38,953	27,571	26,710	26,710	24,615
+ Interest, Funded Reserves	3,333	2,989	3,109	2,121	2,206	2,294	2,386	2,481	2,580	2,684
INCOME OR (LOSS)	43,897	53,835	54,804	58,436	64,801	62,477	59,470	62,753	67,017	71,396
(LOSS) UTILIZED THIS YEAR	0	0	0	0	0	0	0	0	0	0
TAXABLE INCOME	43,897	53,835	54,804	58,436	64,801	62,477	59,470	62,753	67,017	71,396
NET OPERATING INCOME	114,734	138,123	147,924	153,775	162,084	165,056	166,568	167,465	170,049	170,486
- Debt Service, All Mortgages	140,342	103,139	81,938	81,938	81,938	81,938	95,569	95,569	95,569	95,569
+ Proceeds of Mortgages, Less Points	100,000	15,000	0	0	0	0	236,188	0	0	0
- Capital Expenditures and Funded Reserves	103,000	8,000	93,787	46,240	10,473	0	5,000	0	0	0
CASH FLOW BEFORE TAXES	(28,608)	41,985	(27,801)	25,598	69,674	83,118	302,187	71,896	74,480	74,917
Reserves Utilized	28,608	0	27,801	0	0	0	0	0	0	0
Reserves Remaining	74,725	77,714	53,022	55,142	57,348	59,642	62,028	64,509	67,089	69,773
NET CASH FLOW AFTER UTILIZING RESERVES	0	41,985	0	25,598	69,674	83,118	302,187	71,896	74,480	74,917
- Income Tax Attributable to Property	12,291	15,074	15,345	16,362	18,144	17,494	16,652	17,571	18,765	19,991
CASH FLOW AFTER TAXES AND RESERVES	(12,291)	26,911	(15,345)	9,236	51,529	65,625	285,536	54,325	55,716	54,926
GAIN OR (LOSS) ON SALE, Real Estate	58,776	75,829	95,629	128,999	223,678	273,275	305,714	337,862	384,332	412,668
GAIN ON SALE, Personal Property	0	0	0	0	0	0	0	0	0	0
PROJECTED SELLING PRICE, incl. personal prop.	1,251,600	1,255,700	1,344,800	1,398,000	1,473,500	1,500,500	1,514,300	1,522,400	1,545,900	1,549,900
- Costs of Sale	87,612	87,899	94,136	97,860	103,145	105,035	106,001	106,568	108,213	108,493
- Mortgage Payoffs	666,621	643,862	632,329	619,461	605,105	589,087	811,619	796,533	779,867	761,456
+ Balance of Reserve Fund	74,725	77,714	53,022	55,142	57,348	59,642	62,028	64,509	67,089	69,773
BEFORE-TAX SALE PROCEEDS	572,092	601,653	671,357	735,821	822,598	866,020	658,708	683,808	724,910	749,724
- Total Federal Tax on Sale	13,215	13,959	17,694	25,074	44,385	56,770	65,162	73,258	83,932	90,756
AFTER-TAX SALE PROCEEDS	558,878	587,695	653,663	710,747	778,214	809,250	593,546	610,550	640,977	658,968
Internal Rate of Return, Before Tax	18.94%	15.68%	14.36%	14.13%	15.45%	15.44%	14.89%	14.88%	15.01%	14.94%
Modified Internal Rate of Return, Before Tax	18.94%	15.68%	14.19%	13.90%	15.09%	14.92%	14.22%	13.83%	13.63%	13.28%
Internal Rate of Return, After-Tax	13.12%	11.52%	10.56%	10.46%	11.68%	11.79%	11.39%	11.44%	11.61%	11.60%
Modified Internal Rate of Return, After Tax	13.12%	11.41%	10.44%	10.21%	11.39%	11.46%	11.01%	10.86%	10.85%	10.68%
PV, Net Operating Inc. & Sale Price less Costs of Sale	1,172,674	1,183,954	1,258,776	1,302,040	1,355,026	1,376,105	1,388,580	1,397,296	1,411,433	1,417,089
PV, CFAT and Sale Proceeds after Taxes	490,206	485,540	475,287	471,609	495,829	501,742	492,501	495,121	502,542	503,390
EQUITY (deducting Costs of Sale)	497,368	523,940	618,335	680,679	765,250	806,378	596,680	619,299	657,820	679,951
RETURN ON EQUITY (CFAT/Equity)	-9.87%	5.14%	-6.98%	1.36%	6.73%	8.14%	8.27%	8.77%	8.47%	8.08%

NOTE: If this analysis includes a partial first year, then the IRR, MIRR and PV calculations use estimated full year amounts for cash flow and NOI.
Sale-year depreciation is adjusted within the calculation of resale tax and proceeds.

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This report created with a demonstration version of REIA	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
GROSS INCOME	235,346	236,939	238,575	240,257	241,985	243,761	245,586	247,463	249,392	251,376
- Vacancy & Credit Allowance	7,060	7,108	7,157	7,208	7,260	7,313	7,368	7,424	7,482	7,541
- Operating Expenses	57,911	59,580	61,308	63,094	64,943	66,855	68,834	70,881	72,999	75,191
NET OPERATING INCOME	170,375	170,250	170,110	169,955	169,782	169,593	169,385	169,158	168,911	168,644
- Interest, All Loans	75,230	73,100	70,748	68,149	65,277	62,105	58,601	54,730	50,454	45,730
- Depreciation and Amortization	24,615	24,615	24,615	24,615	24,615	24,615	24,615	24,615	24,615	24,615
+ Interest, Funded Reserves	2,791	2,903	3,019	3,139	3,265	3,396	3,531	3,673	3,820	3,972
INCOME OR (LOSS)	73,321	75,437	77,766	80,330	83,155	86,268	89,700	93,485	97,662	102,271
(LOSS) UTILIZED THIS YEAR	0	0	0	0	0	0	0	0	0	0
TAXABLE INCOME	73,321	75,437	77,766	80,330	83,155	86,268	89,700	93,485	97,662	102,271
NET OPERATING INCOME	170,375	170,250	170,110	169,955	169,782	169,593	169,385	169,158	168,911	168,644
- Debt Service, All Mortgages	95,569	95,569	95,569	95,569	95,569	95,569	95,569	95,569	95,569	95,569
+ Proceeds of Mortgages, Less Points	0	0	0	0	0	0	0	0	0	0
- Capital Expenditures and Funded Reserves	0	0	0	0	0	0	0	0	0	0
CASH FLOW BEFORE TAXES	74,806	74,681	74,541	74,386	74,213	74,024	73,816	73,589	73,342	73,075
Reserves Utilized	0	0	0	0	0	0	0	0	0	0
Reserves Remaining	72,564	75,466	78,485	81,624	84,889	88,285	91,816	95,489	99,308	103,281
NET CASH FLOW AFTER UTILIZING RESERVES	74,806	74,681	74,541	74,386	74,213	74,024	73,816	73,589	73,342	73,075
- Income Tax Attributable to Property	20,530	21,122	21,774	22,492	23,283	24,155	25,116	26,176	27,345	28,636
CASH FLOW AFTER TAXES AND RESERVES	54,277	53,559	52,767	51,893	50,930	49,869	48,700	47,413	45,997	44,439
GAIN OR (LOSS) ON SALE, Real Estate	436,353	459,852	483,352	506,572	529,793	552,827	575,675	598,338	620,907	643,198
GAIN ON SALE, Personal Property	0	0	0	0	0	0	0	0	0	0
PROJECTED SELLING PRICE, incl. personal prop.	1,548,900	1,547,700	1,546,500	1,545,000	1,543,500	1,541,800	1,539,900	1,537,800	1,535,600	1,533,100
- Costs of Sale	108,423	108,339	108,255	108,150	108,045	107,926	107,793	107,646	107,492	107,317
- Mortgage Payoffs	741,117	718,648	693,827	666,407	636,115	602,651	565,683	524,845	479,730	429,890
+ Balance of Reserve Fund	72,564	75,466	78,485	81,624	84,889	88,285	91,816	95,489	99,308	103,281
BEFORE-TAX SALE PROCEEDS	771,924	796,179	822,903	852,068	884,229	919,508	958,240	1,000,798	1,047,687	1,099,173
- Total Federal Tax on Sale	96,742	102,695	108,648	114,551	120,453	126,323	132,159	137,961	143,746	149,482
AFTER-TAX SALE PROCEEDS	675,182	693,484	714,255	737,517	763,776	793,185	826,081	862,837	903,940	949,692
Internal Rate of Return, Before Tax	14.85%	14.76%	14.69%	14.62%	14.56%	14.50%	14.45%	14.41%	14.36%	14.32%
Modified Internal Rate of Return, Before Tax	12.95%	12.65%	12.39%	12.15%	11.93%	11.74%	11.55%	11.39%	11.23%	11.09%
Internal Rate of Return, After-Tax	11.55%	11.51%	11.48%	11.44%	11.41%	11.38%	11.35%	11.32%	11.29%	11.27%
Modified Internal Rate of Return, After Tax	10.50%	10.34%	10.20%	10.07%	9.95%	9.84%	9.74%	9.65%	9.56%	9.48%
PV, Net Operating Inc. & Sale Price less Costs of Sale	1,420,545	1,423,598	1,426,344	1,428,746	1,430,906	1,432,810	1,434,488	1,435,966	1,437,280	1,438,425
PV, CFAT and Sale Proceeds after Taxes	502,757	502,068	501,361	500,569	499,746	498,854	497,895	496,871	495,796	494,649
EQUITY (deducting Costs of Sale)	699,360	720,713	744,418	770,443	799,340	831,223	866,424	905,309	948,378	995,893
RETURN ON EQUITY (CFAT/Equity)	7.76%	7.43%	7.09%	6.74%	6.37%	6.00%	5.62%	5.24%	4.85%	4.46%

NOTE: If this analysis includes a partial first year, then the IRR, MIRR and PV calculations use estimated full year amounts for cash flow and NOI.
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