

Executive Summary The RealData Building

9/10/2007
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Property Information

Type	Office Building
Number of Units	8
Square Footage	14,000

Sources of Funds

Cash Investment	481,000	42.53%
First Mortgage (20 year term, 9.50% rate initially)	650,000	57.47%

Annualized 1st Year Income & Expenses

Gross Income	184,150	Total:	1,131,000
Vacancy & Credit Allowance	5,525		
Gross Operating Income	178,626		
Operating Expenses	40,945		
Net Operating Income	137,680		

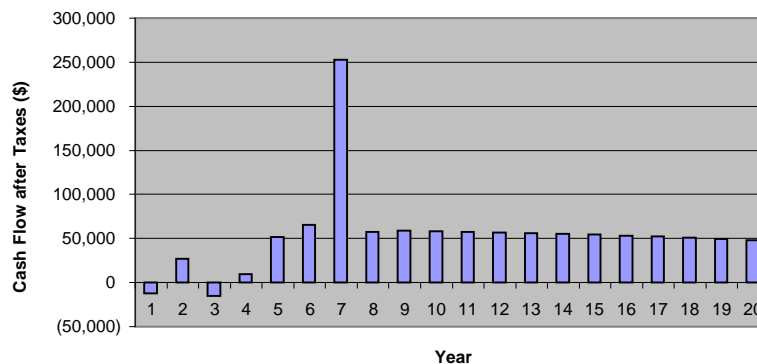
Assumptions

Safe Rate for MIRR	4.00%
Reinvest Rate for MIRR	7.00%
Discount Rate for PV	11.00%
Capitalization Rate for Resale	11.50%
Holding Period (Years)	20
Depreciable Basis	708,000
Depreciation Type	39-Year
1st Year Marginal Tax Rate	28.00%
1st Year Adjusted Gross Income	150,000

Uses of Funds

Purchase Price, Real Property (71.43 per square foot)	1,000,000	88.42%
Purchase Price, Personal Property	0	0.00%
Closing Costs	8,000	0.71%
Points	13,000	1.15%
1st Year Capital Improvements	10,000	0.88%
1st Year Funded Reserves	100,000	8.84%
Total:	1,131,000	

20-Year Projected Cash Flow After Taxes



Financial Measures

	Year 1	Year 10	Year 20
Capitalization Rate	12.37%	13.62%	13.47%
Debt Coverage Ratio	0.82	1.86	1.84
Cash on Cash Return	-7.14%	16.44%	16.06%
IRR before Taxes	8.42%	14.45%	14.18%
IRR after Taxes	5.55%	11.11%	11.09%
MIRR before Taxes	8.42%	12.90%	11.04%
MIRR after Taxes	5.55%	10.30%	9.40%

	Year 1	Year 10	Year 20
Gross Income Multiplier	6.50	6.34	5.83
Gross Income/SF	13.15	16.70	17.96
Operating Expense Ratio	22.92%	24.82%	30.84%
Operating Expenses/SF	2.92	4.02	5.37
PV, NOI+Reversion	1,127,096	1,395,014	1,430,742
PV, CFAT+Sale Proceeds	457,389	484,946	485,642
Return on Equity	-10.99%	8.94%	5.04%