

Purchase													
Purchase Price, Real Property	2,650,000												
Cash Investment (Calculated)	905,211												
Closing Costs	10,000												
Financing													
Principal Amount (\$ or % of purchase price)	0.80	2,120,000 = amount used											
Term of Loan, in Months	240												
Interest Only? For How Many Months?	<input type="checkbox"/> 0												
Number of Points	2.00	amortized over		240	months		42,400 = dollar value of points						
Monthly Payment, Calculated (Starting)	16,436.34												
Monthly Payment to Override Calculation	0.00	240 = adjusted term in months											
		01-2010	02-2010	03-2010	04-2010	05-2010	06-2010	07-2010	08-2010	09-2010	10-2010	11-2010	12-2010
Annual Interest Rate		7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
Monthly Payment	16,436.34	16,436.34	16,436.34	16,436.34	16,436.34	16,436.34	16,436.34	16,436.34	16,436.34	16,436.34	16,436.34	16,436.34	16,436.34
Loan Balance, End of Month	2,115,930	2,111,837	2,107,720	2,103,578	2,099,413	2,095,223	2,091,009	2,086,770	2,082,507	2,078,218	2,073,905	2,069,566	
Resale													
Sale Expected at End of Month...	12-2011												
Estimated Selling Price	3,300,000												
Cost of Sale as a % of Selling Price	7.00%												
Capital Improvements													
		01-2010	02-2010	03-2010	04-2010	05-2010	06-2010	07-2010	08-2010	09-2010	10-2010	11-2010	12-2010
Site preparation, Demolition		0	0	0	0	0	0	0	0	0	0	0	0
Sewer laterals / Septic		0	0	0	0	0	0	0	0	0	0	0	0
Well / Water		0	0	0	0	0	0	0	0	0	0	0	0
Concrete / Foundation		0	0	0	0	0	0	0	0	0	0	0	0
Framing		0	0	0	0	0	0	0	0	0	0	0	0
Electric - rough in		0	0	0	0	0	0	0	0	0	0	0	0
Electric - finish and fixtures		2,090	2,930	3,350	3,770	4,190	4,600	4,600	4,190	3,770	3,350	2,930	2,090
Plumbing - rough in		0	0	0	0	0	0	0	0	0	0	0	0
Plumbing - finish and fixtures		460	640	740	830	920	1,010	1,010	920	830	740	640	460
Heating / Air Conditioning		6,370	8,920	10,190	11,470	12,740	14,010	14,010	12,740	11,470	10,190	8,920	6,370
Siding		0	0	0	0	0	0	0	0	0	0	0	0
Roofing		0	0	0	0	0	0	0	0	0	0	0	0
Masonry / Chimney / Fireplaces		0	0	0	0	0	0	0	0	0	0	0	0
Windows / Doors		3,830	5,360	6,120	6,890	7,650	8,420	8,420	7,650	6,890	6,120	5,360	3,830
Sheetrock and Taping		0	0	0	0	0	0	0	0	0	0	0	0
Interior Trim and Floors		2,120	2,970	3,390	3,820	4,240	4,660	4,660	4,240	3,820	3,390	2,970	2,120
Deck		0	0	0	0	0	0	0	0	0	0	0	0
Painting, Interior		0	0	0	0	0	0	0	0	0	0	0	0
Painting, Exterior		0	0	0	0	0	0	0	0	0	0	0	0
Kitchen Cabinets and Appliances		0	0	0	0	0	0	0	0	0	0	0	0
Carpeting		820	1,150	1,310	1,480	1,640	1,800	1,800	1,640	1,480	1,310	1,150	820
Security / Alarm System		2,350	3,290	3,760	4,230	4,700	5,170	5,170	4,700	4,230	3,760	3,290	2,350
Paving		0	0	0	0	0	0	0	0	0	0	0	0
Landscaping		0	0	0	0	0	0	0	0	0	0	0	0
Elevators		0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous		0	0	0	0	0	0	0	0	0	0	0	0
Other		0	0	0	0	0	0	0	0	0	0	0	0
Other		0	0	0	0	0	0	0	0	0	0	0	0
Total		18,040	25,260	28,860	32,490	36,080	39,670	39,670	36,080	32,490	28,860	25,260	18,040

Financing

	01-2011	02-2011	03-2011	04-2011	05-2011	06-2011	07-2011	08-2011	09-2011	10-2011	11-2011	12-2011
Annual Interest Rate	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
Monthly Payment	16,436.34	16,436.34	16,436.34	16,436.34	16,436.34	16,436.34	16,436.34	16,436.34	16,436.34	16,436.34	16,436.34	16,436.34
Loan Balance, End of Month	2,065,202	2,060,813	2,056,398	2,051,957	2,047,491	2,042,998	2,038,479	2,033,934	2,029,362	2,024,764	2,020,139	2,015,487

Capital Improvements

	01-2011	02-2011	03-2011	04-2011	05-2011	06-2011	07-2011	08-2011	09-2011	10-2011	11-2011	12-2011
Site preparation, Demolition	0	0	0	0	0	0	0	0	0	0	0	0
Sewer laterals / Septic	0	0	0	0	0	0	0	0	0	0	0	0
Well / Water	0	0	0	0	0	0	0	0	0	0	0	0
Concrete / Foundation	0	0	0	0	0	0	0	0	0	0	0	0
Framing	0	0	0	0	0	0	0	0	0	0	0	0
Electric - rough in	0	0	0	0	0	0	0	0	0	0	0	0
Electric - finish and fixtures	0	0	0	0	0	0	0	0	0	0	0	0
Plumbing - rough in	0	0	0	0	0	0	0	0	0	0	0	0
Plumbing - finish and fixtures	0	0	0	0	0	0	0	0	0	0	0	0
Heating / Air Conditioning	0	0	0	0	0	0	0	0	0	0	0	0
Siding	0	0	0	0	0	0	0	0	0	0	0	0
Roofing	0	0	0	0	0	0	0	0	0	0	0	0
Masonry / Chimney / Fireplaces	0	0	0	0	0	0	0	0	0	0	0	0
Windows / Doors	0	0	0	0	0	0	0	0	0	0	0	0
Sheetrock and Taping	0	0	0	0	0	0	0	0	0	0	0	0
Interior Trim and Floors	0	0	0	0	0	0	0	0	0	0	0	0
Deck	0	0	0	0	0	0	0	0	0	0	0	0
Painting, Interior	0	0	0	0	0	0	0	0	0	0	0	0
Painting, Exterior	0	0	0	0	0	0	0	0	0	0	0	0
Kitchen Cabinets and Appliances	0	0	0	0	0	0	0	0	0	0	0	0
Carpeting	0	0	0	0	0	0	0	0	0	0	0	0
Security / Alarm System	0	0	0	0	0	0	0	0	0	0	0	0
Paving	0	0	0	0	0	0	0	0	0	0	0	0
Landscaping	0	0	0	0	0	0	0	0	0	0	0	0
Elevators	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0