

Purchase Price 1,150,000
Cash Investment 1,469,594

This report created with a demonstration version of REIA	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
GROSS INCOME	289,750	293,422	307,337	317,097	329,545	334,469	336,816	340,828	347,432	351,828
- Vacancy & Credit Allowance	8,693	8,803	9,220	9,513	9,886	10,034	10,104	10,225	10,423	10,555
- Operating Expenses	45,042	47,904	49,630	51,234	52,985	54,488	55,936	57,495	59,203	60,876
NET OPERATING INCOME	236,015	236,715	248,487	256,350	266,673	269,947	270,775	273,108	277,805	280,397
- Interest, All Loans	64,423	160,950	31,724	30,542	29,307	28,014	59,867	57,910	55,863	53,722
- Depreciation and Amortization	35,037	59,193	146,356	149,308	153,057	161,359	148,674	147,815	147,815	145,721
+ Interest, Funded Reserves	4,000	0	0	0	0	0	0	0	0	0
INCOME OR (LOSS)	140,555	16,572	70,408	76,500	84,310	80,574	62,234	67,382	74,127	80,954
(LOSS) UTILIZED THIS YEAR	0	0	0	0	0	0	0	0	0	0
TAXABLE INCOME	140,555	16,572	70,408	76,500	84,310	80,574	62,234	67,382	74,127	80,954
NET OPERATING INCOME	236,015	236,715	248,487	256,350	266,673	269,947	270,775	273,108	277,805	280,397
- Debt Service, All Mortgages	163,863	2,392,013	57,441	57,441	57,441	57,441	102,471	102,471	102,471	102,471
+ Proceeds of Mortgages, Less Points	1,645,302	644,367	0	0	0	0	748,265	0	0	0
- Capital Expenditures and Funded Reserves	2,549,986	505,736	93,787	46,240	10,473	0	5,000	0	0	0
CASH FLOW BEFORE TAXES	(832,532)	(2,016,668)	97,260	152,670	198,760	212,506	911,570	170,637	175,335	177,926
Reserves Utilized	104,000	0	0	0	0	0	0	0	0	0
Reserves Remaining	0	0	0	0	0	0	0	0	0	0
NET CASH FLOW AFTER UTILIZING RESERVES	(728,532)	(2,016,668)	97,260	152,670	198,760	212,506	911,570	170,637	175,335	177,926
- Estimated Income Tax Attributable to Property	33,733	3,977	16,898	18,360	20,234	19,338	14,936	16,172	17,790	19,429
CASH FLOW AFTER TAXES AND RESERVES	(762,265)	(2,020,645)	80,362	134,310	178,526	193,169	896,634	154,466	157,544	158,497
GAIN OR (LOSS) ON SALE, Real Estate	(1,692,389)	(2,136,968)	(1,983,650)	(1,812,458)	(1,579,718)	(1,406,465)	(1,258,784)	(1,093,347)	(907,916)	(740,247)
GAIN ON SALE, Personal Property	0	0	0	0	0	0	0	0	0	0
PROJECTED SELLING PRICE, incl. personal prop.	2,145,600	2,152,000	2,259,000	2,330,500	2,424,300	2,454,100	2,461,600	2,482,800	2,525,500	2,549,100
- Costs of Sale	150,192	150,640	158,130	163,135	169,701	171,787	172,312	173,796	176,785	178,437
- Mortgage Payoffs	2,298,362	711,665	685,948	659,050	630,916	601,490	1,307,152	1,262,591	1,215,984	1,167,235
+ Balance of Reserve Fund	0	0	0	0	0	0	0	0	0	0
BEFORE-TAX SALE PROCEEDS	(302,954)	1,289,695	1,414,922	1,508,315	1,623,683	1,680,823	982,136	1,046,413	1,132,731	1,203,428
- Estimated Total Federal Tax on Sale	(4,345)	(3,387)	(3,685)	(4,076)	(4,777)	(981)	(268)	235	737	737
AFTER-TAX SALE PROCEEDS	(298,610)	1,293,082	1,418,607	1,512,391	1,628,460	1,681,804	982,404	1,046,178	1,131,994	1,202,691
Internal Rate of Return, Before Tax	n/a	n/a	-46.51%	-27.70%	-17.69%	-12.20%	-8.99%	-6.85%	-4.95%	-3.48%
Modified Internal Rate of Return, Before Tax	-100.00%	-100.00%	-28.68%	-19.35%	-12.89%	-8.90%	-6.36%	-4.23%	-2.54%	-1.28%
Internal Rate of Return, After-Tax	n/a	n/a	-47.12%	-28.36%	-18.37%	-12.91%	-9.66%	-7.54%	-5.65%	-4.18%
Modified Internal Rate of Return, After Tax	-100.00%	-100.00%	-29.10%	-19.90%	-13.50%	-9.54%	-6.99%	-4.84%	-3.13%	-1.85%
PV, Net Operating Inc. & Sale Price less Costs of Sale	2,028,567	2,064,208	2,175,298	2,252,314	2,337,486	2,378,242	2,403,653	2,433,460	2,470,194	2,496,208
PV, CFAT and Sale Proceeds after Taxes	(964,432)	(1,294,260)	(1,236,726)	(1,177,828)	(1,088,815)	(1,041,588)	(1,026,678)	(970,698)	(911,858)	(867,137)
EQUITY (deducting Costs of Sale)	1,247,348	1,289,695	1,414,922	1,508,315	1,623,683	1,680,823	982,136	1,046,413	1,132,731	1,203,428
Equity Multiple (total cash distributions/initial equity)	-0.70	-0.99	-0.84	-0.67	-0.46	-0.27	-0.13	0.03	0.21	0.38
RETURN ON EQUITY (CFAT/Equity)	-69.45%	-156.68%	5.68%	8.90%	11.00%	11.49%	15.11%	14.76%	13.91%	13.17%

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.

Purchase Price 1,150,000
Cash Investment 1,469,594

This report created with a demonstration version of REIA	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
GROSS INCOME	355,738	359,739	363,831	368,018	372,301	376,683	381,167	385,755	390,451	395,255
- Vacancy & Credit Allowance	10,672	10,792	10,915	11,041	11,169	11,300	11,435	11,573	11,714	11,858
- Operating Expenses	62,582	64,345	66,168	68,051	69,999	72,012	74,094	76,246	78,472	80,773
NET OPERATING INCOME	282,484	284,602	286,749	288,926	291,133	293,370	295,638	297,936	300,265	302,624
- Interest, All Loans	51,482	49,140	46,690	44,128	41,447	38,644	35,712	32,645	29,437	26,082
- Depreciation and Amortization	145,721	145,721	145,721	145,721	145,721	145,721	145,721	145,721	145,721	145,721
+ Interest, Funded Reserves	0	0	0	0	0	0	0	0	0	0
INCOME OR (LOSS)	85,281	89,741	94,338	99,077	103,965	109,006	114,206	119,571	125,107	130,822
(LOSS) UTILIZED THIS YEAR	0	0	0	0	0	0	0	0	0	0
TAXABLE INCOME	85,281	89,741	94,338	99,077	103,965	109,006	114,206	119,571	125,107	130,822
NET OPERATING INCOME	282,484	284,602	286,749	288,926	291,133	293,370	295,638	297,936	300,265	302,624
- Debt Service, All Mortgages	102,471	102,471	102,471	102,471	102,471	102,471	102,471	102,471	102,471	102,471
+ 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	180,014	182,131	184,278	186,455	188,662	190,900	193,167	195,466	197,795	200,154
Reserves Utilized	0	0	0	0	0	0	0	0	0	0
Reserves Remaining	0	0	0	0	0	0	0	0	0	0
NET CASH FLOW AFTER UTILIZING RESERVES	180,014	182,131	184,278	186,455	188,662	190,900	193,167	195,466	197,795	200,154
- Estimated Income Tax Attributable to Property	20,467	21,538	22,641	23,779	24,952	26,161	27,409	28,697	30,026	31,397
CASH FLOW AFTER TAXES AND RESERVES	159,546	160,593	161,637	162,676	163,711	164,738	165,758	166,769	167,769	168,757
GAIN OR (LOSS) ON SALE, Real Estate	(576,949)	(413,279)	(249,423)	(85,288)	79,125	243,725	408,604	573,762	739,199	904,821
GAIN ON SALE, Personal Property	0	0	0	0	0	0	0	0	0	0
PROJECTED SELLING PRICE, incl. personal prop.	2,568,000	2,587,300	2,606,800	2,626,600	2,646,700	2,667,000	2,687,600	2,708,500	2,729,700	2,751,100
- Costs of Sale	179,760	181,111	182,476	183,862	185,269	186,690	188,132	189,595	191,079	192,577
- Mortgage Payoffs	1,116,247	1,062,916	1,007,136	948,793	887,769	823,943	757,184	687,358	614,325	537,936
+ Balance of Reserve Fund	0	0	0	0	0	0	0	0	0	0
BEFORE-TAX SALE PROCEEDS	1,271,993	1,343,273	1,417,188	1,493,945	1,573,662	1,656,367	1,742,284	1,831,547	1,924,297	2,020,587
- Estimated Total Federal Tax on Sale	737	737	737	737	20,447	59,951	99,522	139,160	178,865	218,614
AFTER-TAX SALE PROCEEDS	1,271,256	1,342,535	1,416,451	1,493,208	1,553,214	1,596,416	1,642,762	1,692,387	1,745,432	1,801,973
Internal Rate of Return, Before Tax	-2.28%	-1.28%	-0.44%	0.28%	0.89%	1.42%	1.87%	2.26%	2.61%	2.91%
Modified Internal Rate of Return, Before Tax	-0.30%	0.50%	1.15%	1.69%	2.14%	2.52%	2.85%	3.12%	3.36%	3.57%
Internal Rate of Return, After-Tax	-2.98%	-1.98%	-1.13%	-0.42%	0.15%	0.60%	1.00%	1.35%	1.66%	1.94%
Modified Internal Rate of Return, After Tax	-0.84%	-0.02%	0.64%	1.20%	1.64%	1.99%	2.30%	2.56%	2.79%	3.00%
PV, Net Operating Inc. & Sale Price less Costs of Sale	2,518,287	2,538,593	2,557,208	2,574,300	2,589,993	2,604,379	2,617,588	2,629,716	2,640,849	2,651,056
PV, CFAT and Sale Proceeds after Taxes	(829,339)	(795,963)	(766,620)	(740,869)	(723,060)	(711,608)	(701,229)	(691,855)	(683,422)	(675,878)
EQUITY (deducting Costs of Sale)	1,271,993	1,343,273	1,417,188	1,493,945	1,573,662	1,656,367	1,742,284	1,831,547	1,924,297	2,020,587
Equity Multiple (total cash distributions/initial equity)	0.55	0.72	0.89	1.07	1.26	1.44	1.63	1.83	2.02	2.23
RETURN ON EQUITY (CFAT/Equity)	12.54%	11.96%	11.41%	10.89%	10.40%	9.95%	9.51%	9.11%	8.72%	8.35%

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.