

Monthly Payment Calculator

Sales Price	1,540,000.00
Down Payment \$	0.00
Down Payment %	0.0000%
Loan Amount	1,540,000.00
Interest Rate	7.5000%
Term in Months	240
Annual Taxes	0.00
Annual Insurance	0.00
Monthly Principal & Interest	12,406.14
Monthly Taxes	0.00
Monthly Insurance	0.00
Total Monthly Payment	12,406.14

Amortization Schedule

Loan Amount	100,000.00
Interest Rate	8.0000%
Payment Frequency	Monthly
Number of Payments	120
Compounding Frequency	Monthly
First Payment Date	2/1/2008
Interest Rate Per Payment	0.6667%
Regular Payment	1,213.28
Total Interest	48,999.30

Loan Amortization Schedule

#	Date	Interest Rate	Payment Type	Override	Payment	Principal	Interest	Balance
								100,000.00
1	2/1/2008	8.0000%	interest-only	0.00	666.67	0.00	666.67	100,000.00
2	3/1/2008	8.0000%	interest-only	0.00	666.67	0.00	666.67	100,000.00
3	4/1/2008	8.0000%	interest-only	0.00	666.67	0.00	666.67	100,000.00
4	5/1/2008	8.0000%	interest-only	0.00	666.67	0.00	666.67	100,000.00
5	6/1/2008	8.0000%	interest-only	0.00	666.67	0.00	666.67	100,000.00
6	7/1/2008	8.0000%	interest-only	0.00	666.67	0.00	666.67	100,000.00
7	8/1/2008	8.0000%	interest-only	0.00	666.67	0.00	666.67	100,000.00
8	9/1/2008	8.0000%	interest-only	0.00	666.67	0.00	666.67	100,000.00
9	10/1/2008	8.0000%	interest-only	0.00	666.67	0.00	666.67	100,000.00
10	11/1/2008	8.0000%	interest-only	0.00	666.67	0.00	666.67	100,000.00
11	12/1/2008	8.0000%	interest-only	0.00	666.67	0.00	666.67	100,000.00
12	1/1/2009	8.0000%	interest-only	0.00	666.67	0.00	666.67	100,000.00
13	2/1/2009	8.0000%	re-amortized	0.00	1,301.88	635.21	666.67	99,364.79
14	3/1/2009	8.0000%	regular	0.00	1,301.88	639.45	662.43	98,725.34
15	4/1/2009	8.0000%	regular	0.00	1,301.88	643.71	658.17	98,081.63
16	5/1/2009	8.0000%	regular	0.00	1,301.88	648.00	653.88	97,433.63
17	6/1/2009	8.0000%	regular	0.00	1,301.88	652.32	649.56	96,781.31
18	7/1/2009	8.0000%	regular	0.00	1,301.88	656.67	645.21	96,124.64
19	8/1/2009	8.0000%	regular	0.00	1,301.88	661.05	640.83	95,463.59
20	9/1/2009	8.0000%	regular	0.00	1,301.88	665.46	636.42	94,798.13
21	10/1/2009	8.0000%	regular	0.00	1,301.88	669.89	631.99	94,128.24
22	11/1/2009	8.0000%	regular	0.00	1,301.88	674.36	627.52	93,453.88
23	12/1/2009	8.0000%	regular	0.00	1,301.88	678.85	623.03	92,775.03
24	1/1/2010	8.0000%	regular	0.00	1,301.88	683.38	618.50	92,091.65
25	2/1/2010	8.0000%	regular	0.00	1,301.88	687.94	613.94	91,403.71
26	3/1/2010	8.0000%	regular	0.00	1,301.88	692.52	609.36	90,711.19
27	4/1/2010	8.0000%	regular	0.00	1,301.88	697.14	604.74	90,014.05
28	5/1/2010	8.0000%	regular	0.00	1,301.88	701.79	600.09	89,312.26
29	6/1/2010	8.0000%	regular	0.00	1,301.88	706.46	595.42	88,605.80
30	7/1/2010	8.0000%	regular	0.00	1,301.88	711.17	590.71	87,894.63
31	8/1/2010	8.0000%	regular	0.00	1,301.88	715.92	585.96	87,178.71
32	9/1/2010	8.0000%	regular	0.00	1,301.88	720.69	581.19	86,458.02
33	10/1/2010	8.0000%	regular	0.00	1,301.88	725.49	576.39	85,732.53
34	11/1/2010	8.0000%	regular	0.00	1,301.88	730.33	571.55	85,002.20

Loan Amortization Schedule

#	Date	Interest Rate	Payment Type	Override	Payment	Principal	Interest	Balance
35	12/1/2010	8.0000%	regular	0.00	1,301.88	735.20	566.68	84,267.00
36	1/1/2011	8.0000%	regular	0.00	1,301.88	740.10	561.78	83,526.90
37	2/1/2011	8.0000%	skip	0.00	0.00	-556.85	556.85	84,083.75
38	3/1/2011	8.0000%	re-amortized	0.00	1,322.35	761.79	560.56	83,321.96
39	4/1/2011	8.0000%	regular	0.00	1,322.35	766.87	555.48	82,555.09
40	5/1/2011	8.0000%	regular	0.00	1,322.35	771.98	550.37	81,783.11
41	6/1/2011	8.0000%	regular	0.00	1,322.35	777.13	545.22	81,005.98
42	7/1/2011	8.0000%	regular	0.00	1,322.35	782.31	540.04	80,223.67
43	8/1/2011	8.0000%	regular	0.00	1,322.35	787.53	534.82	79,436.14
44	9/1/2011	8.0000%	regular	0.00	1,322.35	792.78	529.57	78,643.36
45	10/1/2011	8.0000%	regular	0.00	1,322.35	798.06	524.29	77,845.30
46	11/1/2011	8.0000%	regular	0.00	1,322.35	803.38	518.97	77,041.92
47	12/1/2011	8.0000%	regular	0.00	1,322.35	808.74	513.61	76,233.18
48	1/1/2012	8.0000%	regular	0.00	1,322.35	814.13	508.22	75,419.05
49	2/1/2012	8.0000%	regular	0.00	1,322.35	819.56	502.79	74,599.49
50	3/1/2012	8.0000%	regular	0.00	1,322.35	825.02	497.33	73,774.47
51	4/1/2012	8.0000%	regular	0.00	1,322.35	830.52	491.83	72,943.95
52	5/1/2012	8.0000%	regular	0.00	1,322.35	836.06	486.29	72,107.89
53	6/1/2012	8.0000%	regular	0.00	1,322.35	841.63	480.72	71,266.26
54	7/1/2012	8.0000%	regular	0.00	1,322.35	847.24	475.11	70,419.02
55	8/1/2012	8.0000%	regular	0.00	1,322.35	852.89	469.46	69,566.13
56	9/1/2012	8.0000%	regular	0.00	1,322.35	858.58	463.77	68,707.55
57	10/1/2012	8.0000%	regular	0.00	1,322.35	864.30	458.05	67,843.25
58	11/1/2012	8.0000%	regular	0.00	1,322.35	870.06	452.29	66,973.19
59	12/1/2012	8.0000%	regular	0.00	1,322.35	875.86	446.49	66,097.33
60	1/1/2013	8.0000%	regular	0.00	1,322.35	881.70	440.65	65,215.63
61	2/1/2013	8.0000%	regular	0.00	1,322.35	887.58	434.77	64,328.05
62	3/1/2013	8.0000%	regular	0.00	1,322.35	893.50	428.85	63,434.55
63	4/1/2013	8.0000%	regular	0.00	1,322.35	899.45	422.90	62,535.10
64	5/1/2013	8.0000%	regular	0.00	1,322.35	905.45	416.90	61,629.65
65	6/1/2013	8.0000%	regular	0.00	1,322.35	911.49	410.86	60,718.16
66	7/1/2013	8.0000%	regular	0.00	1,322.35	917.56	404.79	59,800.60
67	8/1/2013	8.0000%	regular	0.00	1,322.35	923.68	398.67	58,876.92
68	9/1/2013	8.0000%	regular	0.00	1,322.35	929.84	392.51	57,947.08
69	10/1/2013	8.0000%	regular	0.00	1,322.35	936.04	386.31	57,011.04

Loan Amortization Schedule

#	Date	Interest Rate	Payment Type	Override	Payment	Principal	Interest	Balance
70	11/1/2013	8.0000%	regular	0.00	1,322.35	942.28	380.07	56,068.76
71	12/1/2013	8.0000%	regular	0.00	1,322.35	948.56	373.79	55,120.20
72	1/1/2014	8.0000%	regular	0.00	1,322.35	954.88	367.47	54,165.32
73	2/1/2014	8.0000%	regular	0.00	1,322.35	961.25	361.10	53,204.07
74	3/1/2014	8.0000%	regular	0.00	1,322.35	967.66	354.69	52,236.41
75	4/1/2014	8.0000%	regular	0.00	1,322.35	974.11	348.24	51,262.30
76	5/1/2014	8.0000%	regular	0.00	1,322.35	980.60	341.75	50,281.70
77	6/1/2014	8.0000%	regular	0.00	1,322.35	987.14	335.21	49,294.56
78	7/1/2014	8.0000%	regular	0.00	1,322.35	993.72	328.63	48,300.84
79	8/1/2014	8.0000%	regular	0.00	1,322.35	1,000.34	322.01	47,300.50
80	9/1/2014	8.0000%	regular	0.00	1,322.35	1,007.01	315.34	46,293.49
81	10/1/2014	8.0000%	regular	0.00	1,322.35	1,013.73	308.62	45,279.76
82	11/1/2014	8.0000%	regular	0.00	1,322.35	1,020.48	301.87	44,259.28
83	12/1/2014	8.0000%	regular	0.00	1,322.35	1,027.29	295.06	43,231.99
84	1/1/2015	8.0000%	regular	0.00	1,322.35	1,034.14	288.21	42,197.85
85	2/1/2015	8.0000%	regular	0.00	1,322.35	1,041.03	281.32	41,156.82
86	3/1/2015	8.0000%	regular	0.00	1,322.35	1,047.97	274.38	40,108.85
87	4/1/2015	8.0000%	regular	0.00	1,322.35	1,054.96	267.39	39,053.89
88	5/1/2015	8.0000%	regular	0.00	1,322.35	1,061.99	260.36	37,991.90
89	6/1/2015	8.0000%	regular	0.00	1,322.35	1,069.07	253.28	36,922.83
90	7/1/2015	8.0000%	regular	0.00	1,322.35	1,076.20	246.15	35,846.63
91	8/1/2015	8.0000%	regular	0.00	1,322.35	1,083.37	238.98	34,763.26
92	9/1/2015	8.0000%	regular	0.00	1,322.35	1,090.59	231.76	33,672.67
93	10/1/2015	8.0000%	regular	0.00	1,322.35	1,097.87	224.48	32,574.80
94	11/1/2015	8.0000%	regular	0.00	1,322.35	1,105.18	217.17	31,469.62
95	12/1/2015	8.0000%	regular	0.00	1,322.35	1,112.55	209.80	30,357.07
96	1/1/2016	8.0000%	regular	0.00	1,322.35	1,119.97	202.38	29,237.10
97	2/1/2016	8.0000%	regular	0.00	1,322.35	1,127.44	194.91	28,109.66
98	3/1/2016	8.0000%	regular	0.00	1,322.35	1,134.95	187.40	26,974.71
99	4/1/2016	8.0000%	regular	0.00	1,322.35	1,142.52	179.83	25,832.19
100	5/1/2016	8.0000%	regular	0.00	1,322.35	1,150.14	172.21	24,682.05
101	6/1/2016	8.0000%	regular	0.00	1,322.35	1,157.80	164.55	23,524.25
102	7/1/2016	8.0000%	regular	0.00	1,322.35	1,165.52	156.83	22,358.73
103	8/1/2016	8.0000%	regular	0.00	1,322.35	1,173.29	149.06	21,185.44
104	9/1/2016	8.0000%	regular	0.00	1,322.35	1,181.11	141.24	20,004.33

Loan Amortization Schedule

#	Date	Interest Rate	Payment Type	Override	Payment	Principal	Interest	Balance
105	10/1/2016	8.0000%	regular	0.00	1,322.35	1,188.99	133.36	18,815.34
106	11/1/2016	8.0000%	regular	0.00	1,322.35	1,196.91	125.44	17,618.43
107	12/1/2016	8.0000%	regular	0.00	1,322.35	1,204.89	117.46	16,413.54
108	1/1/2017	8.0000%	regular	0.00	1,322.35	1,212.93	109.42	15,200.61
109	2/1/2017	8.0000%	regular	0.00	1,322.35	1,221.01	101.34	13,979.60
110	3/1/2017	8.0000%	regular	0.00	1,322.35	1,229.15	93.20	12,750.45
111	4/1/2017	8.0000%	regular	0.00	1,322.35	1,237.35	85.00	11,513.10
112	5/1/2017	8.0000%	regular	0.00	1,322.35	1,245.60	76.75	10,267.50
113	6/1/2017	8.0000%	regular	0.00	1,322.35	1,253.90	68.45	9,013.60
114	7/1/2017	8.0000%	regular	0.00	1,322.35	1,262.26	60.09	7,751.34
115	8/1/2017	8.0000%	regular	0.00	1,322.35	1,270.67	51.68	6,480.67
116	9/1/2017	8.0000%	regular	0.00	1,322.35	1,279.15	43.20	5,201.52
117	10/1/2017	8.0000%	regular	0.00	1,322.35	1,287.67	34.68	3,913.85
118	11/1/2017	8.0000%	regular	0.00	1,322.35	1,296.26	26.09	2,617.59
119	12/1/2017	8.0000%	regular	0.00	1,322.35	1,304.90	17.45	1,312.69
120	1/1/2018	8.0000%	regular	0.00	1,321.44	1,312.69	8.75	0.00

Loan Spread Calculator

Loan Amount	<input type="text" value="1,540,000.00"/>	Solve for	<input type="radio"/>	Vary which two fields? By what increments?	<input checked="" type="checkbox"/>	<input type="text" value="50,000.00"/>	
Interest Rate	<input type="text" value="7.5000%"/>		<input type="radio"/>		<input checked="" type="checkbox"/>	<input type="text" value="0.2500%"/>	
Term in Months	<input type="text" value="240"/>		<input type="radio"/>		<input type="checkbox"/>	<input type="text" value="10"/>	month(s)
Monthly Principal & Interest			<input checked="" type="radio"/>				
Total Interest Paid							12,406.14
Total Principal & Interest Paid							1,437,472.44
							2,977,472.44

Table of Monthly Principal & Interest (\$)

Loan Amount (\$)	Interest Rate						
	6.7500%	7.0000%	7.2500%	7.5000%	7.7500%	8.0000%	8.2500%
1,290,000.00	9,808.70	10,001.36	10,195.85	10,392.15	10,590.24	10,790.08	10,991.65
1,340,000.00	10,188.88	10,389.01	10,591.04	10,794.95	11,000.71	11,208.30	11,417.68
1,390,000.00	10,569.06	10,776.66	10,986.23	11,197.75	11,411.19	11,626.52	11,843.71
1,440,000.00	10,949.24	11,164.30	11,381.41	11,600.54	11,821.66	12,044.74	12,269.75
1,490,000.00	11,329.42	11,551.95	11,776.60	12,003.34	12,232.13	12,462.96	12,695.78
1,540,000.00	11,709.61	11,939.60	12,171.79	12,406.14	12,642.61	12,881.18	13,121.81
1,590,000.00	12,089.79	12,327.25	12,566.98	12,808.93	13,053.08	13,299.40	13,547.84
1,640,000.00	12,469.97	12,714.90	12,962.17	13,211.73	13,463.56	13,717.62	13,973.88
1,690,000.00	12,850.15	13,102.55	13,357.35	13,614.52	13,874.03	14,135.84	14,399.91
1,740,000.00	13,230.33	13,490.20	13,752.54	14,017.32	14,284.51	14,554.06	14,825.94
1,790,000.00	13,610.52	13,877.85	14,147.73	14,420.12	14,694.98	14,972.28	15,251.98

Loan Comparison

	Loan #1	Loan #2	Loan #3	Loan #4	Loan #5	Loan #6
Loan Amount	1,540,000.00	1,540,000.00	1,540,000.00	1,600,000.00	1,400,000.00	1,540,000.00
Interest Rate	7.5000%	7.5000%	8.0000%	7.5000%	7.5000%	7.2500%
Term in Months	240	300	240	240	240	240
Number of Points	0.00	1.00	1.00	1.00	1.00	2.00
Monthly Principal & Interest	12,406.14	11,380.46	12,881.18	12,889.49	11,278.30	12,171.79
Total Interest Paid	1,437,472.44	1,874,139.24	1,551,482.49	1,493,477.86	1,306,793.13	1,381,229.64
Total Principal & Interest Paid	2,977,472.44	3,414,139.24	3,091,482.49	3,093,477.86	2,706,793.13	2,921,229.64
Dollar Value of Points	0.00	15,400.00	15,400.00	16,000.00	14,000.00	30,800.00

Future Values

	Plan #1	Plan #2	Plan #3	Plan #4	Plan #5	Plan #6
Starting Balance	1,000.00	1,000.00	1,000.00	1,000.00	0.00	0.00
Compounding Frequency	Daily	Monthly	Quarterly	Annually	Monthly	Monthly
Monthly Investment	0.00	0.00	0.00	0.00	0.00	0.00
Interest Rate	6.0000%	6.0000%	6.0000%	6.0000%	0.0000%	0.0000%
Number of Months	120	120	120	120	0	0
Future Value	1,822.03	1,819.40	1,814.02	1,790.85	0.00	0.00

Depreciation Calculator

Original Basis	1,000,000
Salvage Value	0
Recovery Period (Years)	39
Month Placed in Service	Jan
Convention	mid-month
Method	straight line
Total Depreciation	1,000,000

Depreciation Schedule
 \$1,000,000.00 basis over 39 years

Year #	Adjusted Basis	This Year's Depreciation	Cumulative Depreciation
1	1,000,000	24,573	24,573
2	975,427	25,641	50,214
3	949,786	25,641	75,855
4	924,145	25,641	101,496
5	898,504	25,641	127,137
6	872,863	25,641	152,778
7	847,222	25,641	178,419
8	821,581	25,641	204,060
9	795,940	25,641	229,701
10	770,299	25,641	255,342
11	744,658	25,641	280,983
12	719,017	25,641	306,624
13	693,376	25,641	332,265
14	667,735	25,641	357,906
15	642,094	25,641	383,547
16	616,453	25,641	409,188
17	590,812	25,641	434,829
18	565,171	25,641	460,470
19	539,530	25,641	486,111
20	513,889	25,641	511,752
21	488,248	25,641	537,393
22	462,607	25,641	563,034
23	436,966	25,641	588,675
24	411,325	25,641	614,316
25	385,684	25,641	639,957
26	360,043	25,641	665,598
27	334,402	25,641	691,239
28	308,761	25,641	716,880
29	283,120	25,641	742,521
30	257,479	25,641	768,162
31	231,838	25,641	793,803
32	206,197	25,641	819,444
33	180,556	25,641	845,085
34	154,915	25,641	870,726
35	129,274	25,641	896,368
36	103,632	25,641	922,009
37	77,991	25,641	947,650
38	52,350	25,641	973,291
39	26,709	25,641	998,932
40	1,068	1,068	1,000,000

Discounted Cash Flows

Year # Cash Flows

1	15,000
2	12,000
3	19,000
4	20,000
5	22,000
6	24,000
7	25,000
8	165,000
9	0
10	0
11	0
12	0
13	0
14	0
15	0
16	0
17	0
18	0
19	0
20	0
21	0
22	0
23	0
24	0
25	0
26	0
27	0
28	0
29	0
30	0
31	0
32	0
33	0
34	0
35	0
36	0
37	0
38	0
39	0
40	0

Present Value

Discount Rate
 Present Value 198,546

Internal Rate of Return

Initial Investment
 IRR 16.79%

Modified Internal Rate of Return

Initial Investment 120,000
 Safe Rate
 Reinvest Rate
 Number of Years
 MIRR 13.95%

Capitalization Rate

Simple Capitalization Rate

Net Operating Income	245,000
Market Value	1,540,000
Simple Capitalization Rate	15.9091%

Derived Capitalization Rate

Financing

Loan-to-Value Ratio	80.0000%
Interest Rate	7.5000%
Term in Months	240
Annualized Mortgage Constant	0.09667118
Financing Capitalization Rate	7.7337%

Equity

Equity Ratio	20.0000%
Equity Rate	12.0000%
Equity Capitalization Rate	2.4000%

Total

Derived Capitalization Rate	10.1337%
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Maximum Loan Calculator

Net Operating Income	355,000
Minimum Debt Coverage Ratio	1.2000
Interest Rate	7.5000%
Term in Months	240
Maximum Loan Amount	3,060,202

Six Functions of \$1

Interest Rate

Year	FV of \$1	FV of \$1/Year	Sinking Fund	PV of \$1	PV of \$1/Year	Partial Payment
1	1.07500000	1.00000000	1.00000000	0.93023256	0.93023256	1.07500000
2	1.15562500	2.07500000	0.48192771	0.86533261	1.79556517	0.55692771
3	1.24229688	3.23062500	0.30953763	0.80496057	2.60052574	0.38453763
4	1.33546914	4.47292188	0.22356751	0.74880053	3.34932627	0.29856751
5	1.43562933	5.80839102	0.17216472	0.69655863	4.04588490	0.24716472
6	1.54330153	7.24402034	0.13804489	0.64796152	4.69384642	0.21304489
7	1.65904914	8.78732187	0.11380032	0.60275490	5.29660132	0.18880032
8	1.78347783	10.44637101	0.09572702	0.56070223	5.85730355	0.17072702
9	1.91723866	12.22984883	0.08176716	0.52158347	6.37888703	0.15676716
10	2.06103156	14.14708750	0.07068593	0.48519393	6.86408096	0.14568593
11	2.21560893	16.20811906	0.06169747	0.45134319	7.31542415	0.13669747
12	2.38177960	18.42372799	0.05427783	0.41985413	7.73527827	0.12927783
13	2.56041307	20.80550759	0.04806420	0.39056198	8.12584026	0.12306420
14	2.75244405	23.36592066	0.04279737	0.36331347	8.48915373	0.11779737
15	2.95887735	26.11836470	0.03828724	0.33796602	8.82711975	0.11328724
16	3.18079315	29.07724206	0.03439116	0.31438699	9.14150674	0.10939116
17	3.41935264	32.25803521	0.03100003	0.29245302	9.43395976	0.10600003
18	3.67580409	35.67738785	0.02802896	0.27204932	9.70600908	0.10302896
19	3.95148940	39.35319194	0.02541090	0.25306913	9.95907821	0.10041090
20	4.24785110	43.30468134	0.02309219	0.23541315	10.19449136	0.09809219
21	4.56643993	47.55253244	0.02102937	0.21898897	10.41348033	0.09602937
22	4.90892293	52.11897237	0.01918687	0.20371067	10.61719101	0.09418687
23	5.27709215	57.02789530	0.01753528	0.18949830	10.80668931	0.09253528
24	5.67287406	62.30498744	0.01605008	0.17627749	10.98296680	0.09105008
25	6.09833961	67.97786150	0.01471067	0.16397906	11.14694586	0.08971067
26	6.55571508	74.07620112	0.01349961	0.15253866	11.29948452	0.08849961
27	7.04739371	80.63191620	0.01240204	0.14189643	11.44138095	0.08740204
28	7.57594824	87.67930991	0.01140520	0.13199668	11.57337763	0.08640520
29	8.14414436	95.25525816	0.01049811	0.12278761	11.69616524	0.08549811
30	8.75495519	103.39940252	0.00967124	0.11422103	11.81038627	0.08467124