



# Real Estate Investment Pro Forma

## Annual Property Operating Data

<b>ACQUISITION &amp; FINANCING</b>				<b>Subject Property:</b> 123 Main Street									
				<b>Property Type:</b> Single Family Residence									
Initial After Repair Value (ARV)	\$	150,000.00											
Purchase Price	\$	100,000.00											
Marginal Tax Bracket		24.000%											
City Assessed Land Value (2017)	\$	40,000.00											
City Assessed Building Value (2017)	\$	83,000.00											
				<b>Cash Needed to Close</b>	<b>\$ 2,000.00</b>								
				Estimated Rehab Costs	\$ 25,000.00								
				<b>TOTAL CASH NEEDED AT PURCHASE</b>	<b>\$ 27,000.00</b>								
				<b>TOTAL CASH INVESTED \$ 16,000.00</b>									
<b>Loan Type</b>	<b>Loan Amt</b>	<b>Int Only?</b>	<b>Cost of Loan</b>	<b>APR</b>	<b>Term</b>	<b>Unit</b>	<b>Payment (P+I)</b>	<b>Start Period</b>	<b>Prd</b>	<b>Payoff Period</b>	<b>Prd</b>	<b>EndPrd</b>	
Loan 1	Initial \$ 100,000.00	Yes	\$ 2,000.00	8.000%	1	years	\$666.67		0	month 6	6	6	
Loan 2	Refi \$ 115,000.00	No	\$ 4,000.00	5.000%	25	years	\$672.28	month 6	6		N/A	306	
Loan 3									N/A			N/A	
Loan 4									N/A			N/A	
								Rehab Period	Month 0	0	Month 2	2	2
								Planned Tenant Placement Date	Month 3	3			

<b>INCOME DETAILS</b>									
<b>Rent Per Unit Type</b>									
#	Bed	Bath	# of Units	Rent	Period	TotMonthly	TotAnnually	% of GSR	
1	2	2	1	\$ 1,300.00	Monthly	\$ 1,300.00	\$ 15,600.00	100.00%	
2	N/A	N/A				\$ -	\$ -		
3	N/A	N/A				\$ -	\$ -		
4	N/A	N/A				\$ -	\$ -		
5	N/A	N/A				\$ -	\$ -		
6	N/A	N/A				\$ -	\$ -		
7	N/A	N/A				\$ -	\$ -		
8	N/A	N/A				\$ -	\$ -		
9	N/A	N/A				\$ -	\$ -		
10	N/A	N/A				\$ -	\$ -		
Gross Scheduled Rent (GSR)						\$ 1,300.00	\$ 15,600.00	100.00%	
Other Income						\$ -	\$ -		
<b>TOTAL GROSS INCOME</b>						\$ 1,300.00	\$ 15,600.00	100.00%	
VACANCY & CREDIT ALLOWANCE						\$ 65.00	\$ 780.00	5.00%	
<b>GROSS OPERATING INCOME (GOI)</b>						\$ 1,235.00	\$ 14,820.00	95.00%	

<b>EXPENSES</b>					
	Amt	Period	Monthly	Annually	% of GSR
Accounting	\$ -	N/A	\$ -	\$ -	
Advertising	\$ -	N/A	\$ -	\$ -	
Insurance (fire & liability)	\$ 60.00	Monthly	\$ 60.00	\$ 720.00	4.62%
Janitorial Service (Cleaning)	\$ -	N/A	\$ -	\$ -	
Lawn/Snow (+ Landscaping)	\$ 20.00	Monthly	\$ 20.00	\$ 240.00	1.54%
Legal	\$ 50.00	Annually	\$ 4.17	\$ 50.00	0.32%
Licenses	\$ -	N/A	\$ -	\$ -	
Miscellaneous	\$ -	N/A	\$ -	\$ -	
Property Management	\$ 130.00	Monthly	\$ 130.00	\$ 1,560.00	10.00%
Maintenance / Repairs	\$ 130.00	Monthly	\$ 130.00	\$ 1,560.00	10.00%
Resident Superintendent	\$ -	N/A	\$ -	\$ -	
Supplies	\$ 20.00	Annually	\$ 1.67	\$ 20.00	0.13%
Taxes					
Real Estate	\$ 1,500.00	Annually	\$ 125.00	\$ 1,500.00	9.62%
Personal Property	\$ -	N/A	\$ -	\$ -	
Payroll	\$ -	N/A	\$ -	\$ -	
Other	\$ -	N/A	\$ -	\$ -	
Trash Removal	\$ 30.00	Annually	\$ 2.50	\$ 30.00	0.19%
Utilities					
Electricity	\$ 60.00	Annually	\$ 5.00	\$ 60.00	0.38%
Fuel Oil	\$ -	N/A	\$ -	\$ -	
Gas	\$ -	N/A	\$ -	\$ -	
Sewer & Water	\$ 36.00	Annually	\$ 3.00	\$ 36.00	0.23%
Telephone	\$ -	N/A	\$ -	\$ -	
Other	\$ -	N/A	\$ -	\$ -	
HOA/POA	\$ -	N/A	\$ -	\$ -	
<b>TOTAL EXPENSES</b>			\$ (481.33)	\$ (5,776.00)	-37.03%

	Monthly	Annually	% of GSR
<b>NET OPERATING INCOME (NOI)</b>	\$ 753.67	\$ 9,044.00	57.97%

<b>FUTURE PROJECTIONS<sup>†</sup></b>			
Yearly Income Increase	1.000%	NPV Analysis Discount Rate	10.000%
Yearly Expenses Increase	1.000%	MIRR Analysis Finance Rate	2.000%
Property Appreciation	2.000%	MIRR Analysis Reinvest Rate	5.000%
Sale Proceeds lost to fees/commissions	8.000%		



## Real Estate Investment Pro Forma Cash Flow Analysis

		(Years 1-15)														
YEAR	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>13</u>	<u>14</u>	<u>15</u>	
<b>TOTAL GROSS INCOME</b>	\$ 13,000.00	\$ 15,730.00	\$ 15,887.30	\$ 16,046.17	\$ 16,206.63	\$ 16,368.70	\$ 16,532.39	\$ 16,697.71	\$ 16,864.69	\$ 17,033.34	\$ 17,203.67	\$ 17,375.71	\$ 17,549.46	\$ 17,724.96	\$ 17,902.21	
-Vacancy & Credit Allowance	\$ 650.00	\$ 786.50	\$ 794.37	\$ 802.31	\$ 810.33	\$ 818.44	\$ 826.62	\$ 834.89	\$ 843.23	\$ 851.67	\$ 860.18	\$ 868.79	\$ 877.47	\$ 886.25	\$ 895.11	
<b>GROSS OPERATING INCOME</b>	\$ 12,350.00	\$ 14,943.50	\$ 15,092.94	\$ 15,243.86	\$ 15,396.30	\$ 15,550.27	\$ 15,705.77	\$ 15,862.83	\$ 16,021.45	\$ 16,181.67	\$ 16,343.49	\$ 16,506.92	\$ 16,671.99	\$ 16,838.71	\$ 17,007.10	
<b>TOTAL EXPENSES</b>	\$ (5,776.00)	\$ (5,833.76)	\$ (5,892.10)	\$ (5,951.02)	\$ (6,010.53)	\$ (6,070.63)	\$ (6,131.34)	\$ (6,192.65)	\$ (6,254.58)	\$ (6,317.13)	\$ (6,380.30)	\$ (6,444.10)	\$ (6,508.54)	\$ (6,573.63)	\$ (6,639.36)	
<b>NET OPERATING INCOME</b>	\$ 6,574.00	\$ 9,109.74	\$ 9,200.84	\$ 9,292.85	\$ 9,385.77	\$ 9,479.63	\$ 9,574.43	\$ 9,670.17	\$ 9,766.87	\$ 9,864.54	\$ 9,963.19	\$ 10,062.82	\$ 10,163.45	\$ 10,265.08	\$ 10,367.73	
-Annual Debt Service	\$ 8,033.67	\$ 8,067.34	\$ 8,067.34	\$ 8,067.34	\$ 8,067.34	\$ 8,067.34	\$ 8,067.34	\$ 8,067.34	\$ 8,067.34	\$ 8,067.34	\$ 8,067.34	\$ 8,067.34	\$ 8,067.34	\$ 8,067.34	\$ 8,067.34	
-Capital Additions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
+Loan Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
+Interest Earned	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>CASHFLOW BEFORE TAXES</b>	\$ (1,459.67)	\$ 1,042.40	\$ 1,133.49	\$ 1,225.50	\$ 1,318.43	\$ 1,412.29	\$ 1,507.09	\$ 1,602.83	\$ 1,699.53	\$ 1,797.20	\$ 1,895.85	\$ 1,995.48	\$ 2,096.11	\$ 2,197.74	\$ 2,300.39	
<i>Monthly</i>	\$ (121.64)	\$ 86.87	\$ 94.46	\$ 102.13	\$ 109.87	\$ 117.69	\$ 125.59	\$ 133.57	\$ 141.63	\$ 149.77	\$ 157.99	\$ 166.29	\$ 174.68	\$ 183.15	\$ 191.70	
<i>CoC ROI</i>	-9.12%	6.51%	7.08%	7.66%	8.24%	8.83%	9.42%	10.02%	10.62%	11.23%	11.85%	12.47%	13.10%	13.74%	14.38%	
Mortgage Interest Paid	\$ 6,862.86	\$ 5,636.25	\$ 5,511.87	\$ 5,381.13	\$ 5,243.69	\$ 5,099.23	\$ 4,947.38	\$ 4,787.75	\$ 4,619.96	\$ 4,443.59	\$ 4,258.19	\$ 4,063.31	\$ 3,858.45	\$ 3,643.12	\$ 3,416.77	
Depreciation, Real Property	\$ 2,351.56	\$ 2,453.81	\$ 2,453.81	\$ 2,453.81	\$ 2,453.81	\$ 2,453.81	\$ 2,453.81	\$ 2,453.81	\$ 2,453.81	\$ 2,453.81	\$ 2,453.81	\$ 2,453.81	\$ 2,453.81	\$ 2,453.81	\$ 2,453.81	
Amortization of Points	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>TAXABLE INCOME</b>	\$ (2,640.43)	\$ 1,019.68	\$ 1,235.16	\$ 1,457.91	\$ 1,688.27	\$ 1,926.59	\$ 2,173.24	\$ 2,428.61	\$ 2,693.10	\$ 2,967.15	\$ 3,251.19	\$ 3,545.71	\$ 3,851.19	\$ 4,168.16	\$ 4,497.16	
Income Tax Attributable	\$ (633.70)	\$ 244.72	\$ 296.44	\$ 349.90	\$ 405.19	\$ 462.38	\$ 521.58	\$ 582.87	\$ 646.34	\$ 712.12	\$ 780.29	\$ 850.97	\$ 924.29	\$ 1,000.36	\$ 1,079.32	
<b>CASHFLOW AFTER TAXES</b>	\$ (825.97)	\$ 797.67	\$ 837.06	\$ 875.60	\$ 913.25	\$ 949.91	\$ 985.51	\$ 1,019.96	\$ 1,053.19	\$ 1,085.09	\$ 1,115.56	\$ 1,144.51	\$ 1,171.82	\$ 1,197.38	\$ 1,221.07	
<i>Monthly</i>	\$ (68.83)	\$ 66.47	\$ 69.75	\$ 72.97	\$ 76.10	\$ 79.16	\$ 82.13	\$ 85.00	\$ 87.77	\$ 90.42	\$ 92.96	\$ 95.38	\$ 97.65	\$ 99.78	\$ 101.76	
<i>CoC ROI</i>	-5.16%	4.99%	5.23%	5.47%	5.71%	5.94%	6.16%	6.37%	6.58%	6.78%	6.97%	7.15%	7.32%	7.48%	7.63%	

		(Years 16-30)														
YEAR	<u>16</u>	<u>17</u>	<u>18</u>	<u>19</u>	<u>20</u>	<u>21</u>	<u>22</u>	<u>23</u>	<u>24</u>	<u>25</u>	<u>26</u>	<u>27</u>	<u>28</u>	<u>29</u>	<u>30</u>	
<b>TOTAL GROSS INCOME</b>	\$ 18,081.23	\$ 18,262.04	\$ 18,444.66	\$ 18,629.11	\$ 18,815.40	\$ 19,003.55	\$ 19,193.59	\$ 19,385.53	\$ 19,579.38	\$ 19,775.17	\$ 19,972.93	\$ 20,172.66	\$ 20,374.38	\$ 20,578.13	\$ 20,783.91	
-Vacancy & Credit Allowance	\$ 904.06	\$ 913.10	\$ 922.23	\$ 931.46	\$ 940.77	\$ 950.18	\$ 959.68	\$ 969.28	\$ 978.97	\$ 988.76	\$ 998.65	\$ 1,008.63	\$ 1,018.72	\$ 1,028.91	\$ 1,039.20	
<b>GROSS OPERATING INCOME</b>	\$ 17,177.17	\$ 17,348.94	\$ 17,522.43	\$ 17,697.65	\$ 17,874.63	\$ 18,053.38	\$ 18,233.91	\$ 18,416.25	\$ 18,600.41	\$ 18,786.42	\$ 18,974.28	\$ 19,164.02	\$ 19,355.66	\$ 19,549.22	\$ 19,744.71	
<b>TOTAL EXPENSES</b>	\$ (6,705.76)	\$ (6,772.81)	\$ (6,840.54)	\$ (6,908.95)	\$ (6,978.04)	\$ (7,047.82)	\$ (7,118.30)	\$ (7,189.48)	\$ (7,261.37)	\$ (7,333.99)	\$ (7,407.33)	\$ (7,481.40)	\$ (7,556.21)	\$ (7,631.78)	\$ (7,708.09)	
<b>NET OPERATING INCOME</b>	\$ 10,471.41	\$ 10,576.13	\$ 10,681.89	\$ 10,788.71	\$ 10,896.59	\$ 11,005.56	\$ 11,115.61	\$ 11,226.77	\$ 11,339.04	\$ 11,452.43	\$ 11,566.95	\$ 11,682.62	\$ 11,799.45	\$ 11,917.44	\$ 12,036.62	
-Annual Debt Service	\$ 8,067.34	\$ 8,067.34	\$ 8,067.34	\$ 8,067.34	\$ 8,067.34	\$ 8,067.34	\$ 8,067.34	\$ 8,067.34	\$ 8,067.34	\$ 8,067.34	\$ 8,067.34	\$ 8,067.34	\$ 8,067.34	\$ 8,067.34	\$ 8,067.34	
-Capital Additions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
+Loan Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
+Interest Earned	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>CASHFLOW BEFORE TAXES</b>	\$ 2,404.07	\$ 2,508.78	\$ 2,614.54	\$ 2,721.36	\$ 2,829.25	\$ 2,938.22	\$ 3,048.27	\$ 3,159.43	\$ 3,271.70	\$ 3,385.09	\$ 3,533.28	\$ 3,682.62	\$ 3,833.21	\$ 3,985.05	\$ 4,138.15	
<i>Monthly</i>	\$ 200.34	\$ 209.07	\$ 217.88	\$ 226.78	\$ 235.77	\$ 244.85	\$ 254.02	\$ 263.29	\$ 272.64	\$ 282.09	\$ 291.94	\$ 302.22	\$ 312.94	\$ 324.11	\$ 335.68	
<i>CoC ROI</i>	15.03%	15.68%	16.34%	17.01%	17.68%	18.36%	19.05%	19.75%	20.45%	21.16%	21.88%	22.61%	23.35%	24.10%	24.85%	
Mortgage Interest Paid	\$ 3,178.84	\$ 2,928.73	\$ 2,665.83	\$ 2,389.48	\$ 2,098.99	\$ 1,793.63	\$ 1,472.66	\$ 1,135.26	\$ 780.61	\$ 407.80	\$ 58.18	\$ -	\$ -	\$ -	\$ -	
Depreciation, Real Property	\$ 2,351.56	\$ 2,453.81	\$ 2,453.81	\$ 2,453.81	\$ 2,453.81	\$ 2,453.81	\$ 2,453.81	\$ 2,453.81	\$ 2,453.81	\$ 2,453.81	\$ 2,453.81	\$ 2,453.81	\$ 2,453.81	\$ 2,453.81	\$ 2,453.81	
Amortization of Points	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>TAXABLE INCOME</b>	\$ 4,941.01	\$ 5,193.59	\$ 5,562.25	\$ 5,945.42	\$ 6,343.80	\$ 6,758.12	\$ 7,189.15	\$ 7,637.70	\$ 8,104.63	\$ 8,590.82	\$ 9,054.97	\$ 9,228.82	\$ 9,345.64	\$ 9,463.64	\$ 9,582.81	
Income Tax Attributable	\$ 1,185.84	\$ 1,246.46	\$ 1,334.94	\$ 1,426.90	\$ 1,522.51	\$ 1,621.95	\$ 1,725.40	\$ 1,833.05	\$ 1,945.11	\$ 2,061.80	\$ 2,173.19	\$ 2,214.92	\$ 2,242.95	\$ 2,271.27	\$ 2,299.87	
<b>CASHFLOW AFTER TAXES</b>	\$ 1,218.23	\$ 1,262.32	\$ 1,279.60	\$ 1,294.46	\$ 1,306.74	\$ 1,316.27	\$ 1,322.88	\$ 1,326.38	\$ 1,326.58	\$ 1,323.29	\$ 1,360.09	\$ 1,467.71	\$ 1,556.49	\$ 1,646.17	\$ 1,736.74	
<i>Monthly</i>	\$ 101.52	\$ 105.19	\$ 106.63	\$ 107.87	\$ 108.89	\$ 109.69	\$ 110.24	\$ 110.53	\$ 110.55	\$ 110.27	\$ 113.34	\$ 122.29	\$ 129.69	\$ 137.18	\$ 144.79	
<i>CoC ROI</i>	7.61%	7.89%	8.00%	8.09%	8.17%	8.23%	8.27%	8.29%	8.29%	8.27%	8.27%	8.27%	8.27%	8.27%	8.27%	

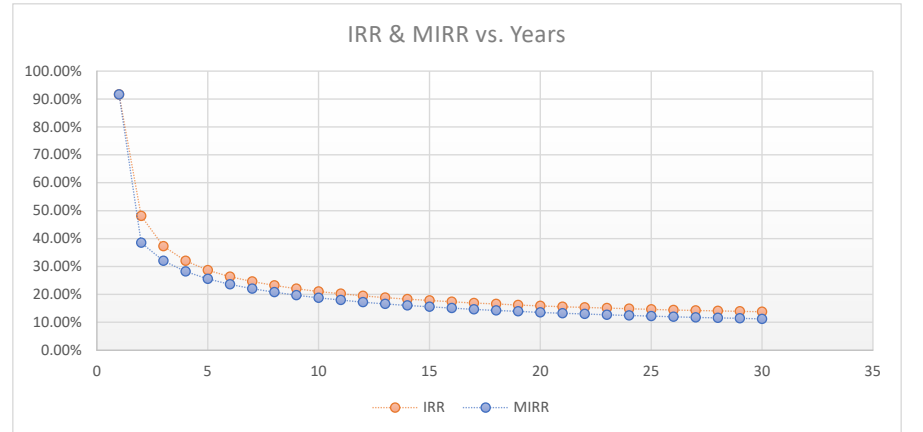
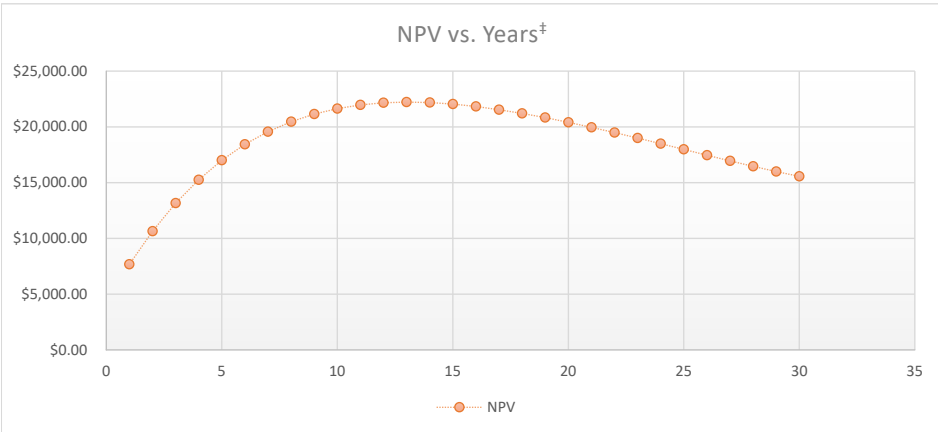


# Real Estate Investment Pro Forma

## NPV, IRR, and MIRR Analysis

NPV Rate of 10% | MIRR Finance Rate of 2% | MIRR Reinvest Rate of 5% | Property Appreciation of 2%

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	20	30
0	\$(10,333.33)	\$(10,333.33)	\$(10,333.33)	\$(10,333.33)	\$(10,333.33)	\$(10,333.33)	\$(10,333.33)	\$(10,333.33)	\$(10,333.33)	\$(10,333.33)	\$(10,333.33)	\$(10,333.33)	\$(10,333.33)	\$(10,333.33)	\$(10,333.33)	\$(10,333.33)	\$(10,333.33)
1	\$19,804.47	\$(7,126.34)	\$(7,126.34)	\$(7,126.34)	\$(7,126.34)	\$(7,126.34)	\$(7,126.34)	\$(7,126.34)	\$(7,126.34)	\$(7,126.34)	\$(7,126.34)	\$(7,126.34)	\$(7,126.34)	\$(7,126.34)	\$(7,126.34)	\$(7,126.34)	\$(7,126.34)
2	\$-	\$33,219.50	\$1,042.40	\$1,042.40	\$1,042.40	\$1,042.40	\$1,042.40	\$1,042.40	\$1,042.40	\$1,042.40	\$1,042.40	\$1,042.40	\$1,042.40	\$1,042.40	\$1,042.40	\$1,042.40	\$1,042.40
3	\$-	\$-	\$38,737.57	\$1,133.49	\$1,133.49	\$1,133.49	\$1,133.49	\$1,133.49	\$1,133.49	\$1,133.49	\$1,133.49	\$1,133.49	\$1,133.49	\$1,133.49	\$1,133.49	\$1,133.49	\$1,133.49
4	\$-	\$-	\$-	\$44,444.73	\$1,225.50	\$1,225.50	\$1,225.50	\$1,225.50	\$1,225.50	\$1,225.50	\$1,225.50	\$1,225.50	\$1,225.50	\$1,225.50	\$1,225.50	\$1,225.50	\$1,225.50
5	\$-	\$-	\$-	\$-	\$50,348.82	\$1,318.43	\$1,318.43	\$1,318.43	\$1,318.43	\$1,318.43	\$1,318.43	\$1,318.43	\$1,318.43	\$1,318.43	\$1,318.43	\$1,318.43	\$1,318.43
6	\$-	\$-	\$-	\$-	\$-	\$56,458.05	\$1,412.29	\$1,412.29	\$1,412.29	\$1,412.29	\$1,412.29	\$1,412.29	\$1,412.29	\$1,412.29	\$1,412.29	\$1,412.29	\$1,412.29
7	\$-	\$-	\$-	\$-	\$-	\$-	\$62,781.02	\$1,507.09	\$1,507.09	\$1,507.09	\$1,507.09	\$1,507.09	\$1,507.09	\$1,507.09	\$1,507.09	\$1,507.09	\$1,507.09
8	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$69,326.73	\$1,602.83	\$1,602.83	\$1,602.83	\$1,602.83	\$1,602.83	\$1,602.83	\$1,602.83	\$1,602.83	\$1,602.83
9	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$76,104.59	\$1,699.53	\$1,699.53	\$1,699.53	\$1,699.53	\$1,699.53	\$1,699.53	\$1,699.53	\$1,699.53
10	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$83,124.46	\$1,797.20	\$1,797.20	\$1,797.20	\$1,797.20	\$1,797.20	\$1,797.20	\$1,797.20
11	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$90,396.69	\$1,895.85	\$1,895.85	\$1,895.85	\$1,895.85	\$1,895.85	\$1,895.85
12	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$97,932.06	\$1,995.48	\$1,995.48	\$1,995.48	\$1,995.48	\$1,995.48
13	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$105,741.93	\$2,096.11	\$2,096.11	\$2,096.11	\$2,096.11
14	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$113,838.14	\$2,197.74	\$2,197.74	\$2,197.74
15	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$122,233.13	\$2,300.39	\$2,300.39
16	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$2,404.07	\$2,404.07
17	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$2,508.78	\$2,508.78
18	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$2,614.54	\$2,614.54
19	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$2,721.36	\$2,721.36
20	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$169,167.75	\$2,829.25
21	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$2,938.22
22	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$3,048.27
23	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$3,159.43
24	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$3,271.70
25	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$3,385.09
26	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$7,533.28
27	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$11,682.62
28	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$11,799.45
29	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$11,917.44
30	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$262,004.52
<b>NPV</b>	<b>\$7,670.73</b>	<b>\$10,642.31</b>	<b>\$13,153.78</b>	<b>\$15,257.62</b>	<b>\$17,000.97</b>	<b>\$18,426.05</b>	<b>\$19,570.74</b>	<b>\$20,468.96</b>	<b>\$21,151.03</b>	<b>\$21,644.10</b>	<b>\$21,972.41</b>	<b>\$22,157.58</b>	<b>\$22,218.90</b>	<b>\$22,173.53</b>	<b>\$22,036.77</b>	<b>\$20,406.29</b>	<b>\$15,557.86</b>
<b>IRR</b>	<b>91.66%</b>	<b>48.10%</b>	<b>37.29%</b>	<b>32.00%</b>	<b>28.69%</b>	<b>26.36%</b>	<b>24.59%</b>	<b>23.19%</b>	<b>22.03%</b>	<b>21.06%</b>	<b>20.23%</b>	<b>19.50%</b>	<b>18.87%</b>	<b>18.30%</b>	<b>17.79%</b>	<b>15.89%</b>	<b>13.78%</b>
<b>MIRR</b>	<b>91.66%</b>	<b>38.49%</b>	<b>32.00%</b>	<b>28.20%</b>	<b>25.58%</b>	<b>23.61%</b>	<b>22.04%</b>	<b>20.76%</b>	<b>19.68%</b>	<b>18.75%</b>	<b>17.95%</b>	<b>17.24%</b>	<b>16.60%</b>	<b>16.04%</b>	<b>15.53%</b>	<b>13.56%</b>	<b>11.22%</b>





# Real Estate Investment Pro Forma

## Financial Schedule

*Yearly Income Increase of 1% | Yearly Expenses Increase of 1% | Property Appreciation of 2% | Sales Proceeds lost 8%*

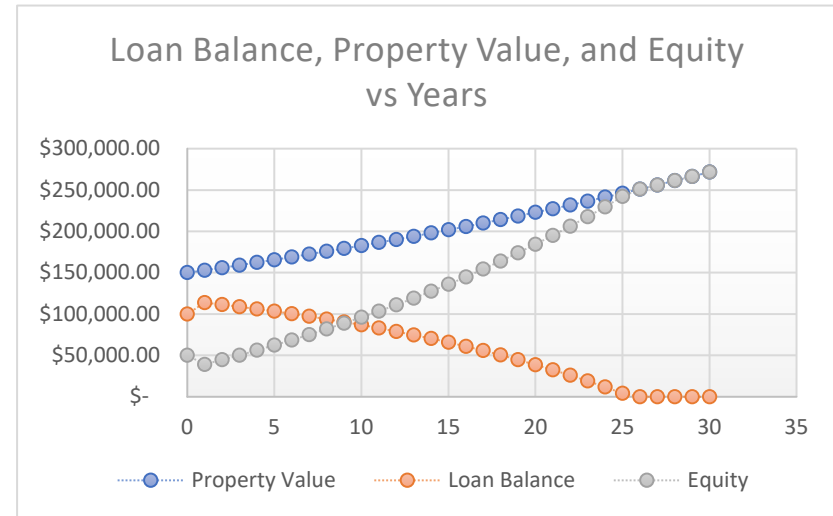
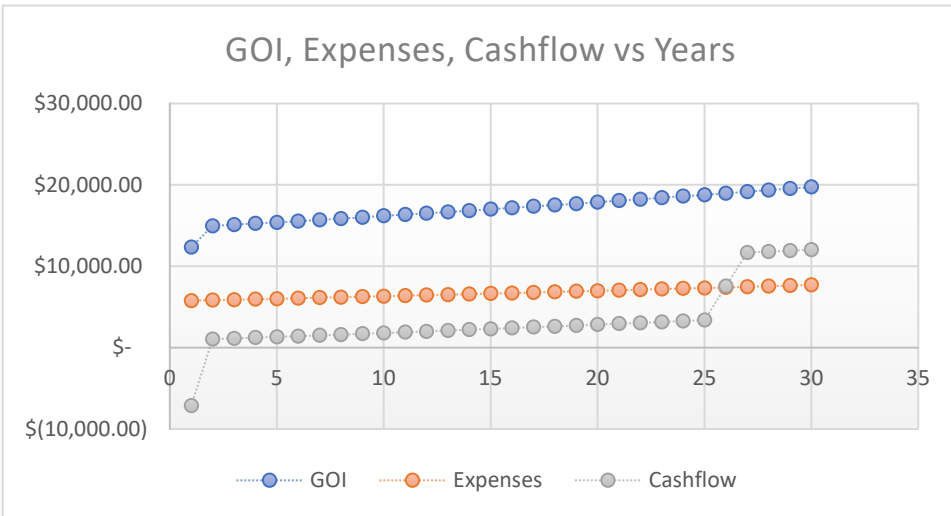
Year	GOI	Expenses	NOI	Debt Service	Rehab Expenses	Net Cashflows	Property Value	Sales Proceeds	Loan Balance (EoY)	Equity	Less Loan Balance
0	\$ -	\$ -	\$ -	\$ (2,000.00)	\$ (8,333.33)	\$ (10,333.33)	\$ 150,000.00	\$ 138,000.00	\$ (100,000.00)	\$ 50,000.00	\$ 38,000.00
1	\$ 12,350.00	\$ (5,776.00)	\$ 6,574.00	\$ 2,966.33	\$ (16,666.67)	\$ (7,126.34)	\$ 153,000.00	\$ 140,760.00	\$ (113,829.19)	\$ 39,170.81	\$ 26,930.81
2	\$ 14,943.50	\$ (5,833.76)	\$ 9,109.74	\$ (8,067.34)	\$ -	\$ 1,042.40	\$ 156,060.00	\$ 143,575.20	\$ (111,398.10)	\$ 44,661.90	\$ 32,177.10
3	\$ 15,092.94	\$ (5,892.10)	\$ 9,200.84	\$ (8,067.34)	\$ -	\$ 1,133.49	\$ 159,181.20	\$ 146,446.70	\$ (108,842.63)	\$ 50,338.57	\$ 37,604.08
4	\$ 15,243.86	\$ (5,951.02)	\$ 9,292.85	\$ (8,067.34)	\$ -	\$ 1,225.50	\$ 162,364.82	\$ 149,375.64	\$ (106,156.41)	\$ 56,208.41	\$ 43,219.23
5	\$ 15,396.30	\$ (6,010.53)	\$ 9,385.77	\$ (8,067.34)	\$ -	\$ 1,318.43	\$ 165,612.12	\$ 152,363.15	\$ (103,332.76)	\$ 62,279.36	\$ 49,030.39
6	\$ 15,550.27	\$ (6,070.63)	\$ 9,479.63	\$ (8,067.34)	\$ -	\$ 1,412.29	\$ 168,924.36	\$ 155,410.41	\$ (100,364.65)	\$ 68,559.71	\$ 55,045.76
7	\$ 15,705.77	\$ (6,131.34)	\$ 9,574.43	\$ (8,067.34)	\$ -	\$ 1,507.09	\$ 172,302.85	\$ 158,518.62	\$ (97,244.69)	\$ 75,058.16	\$ 61,273.94
8	\$ 15,862.83	\$ (6,192.65)	\$ 9,670.17	\$ (8,067.34)	\$ -	\$ 1,602.83	\$ 175,748.91	\$ 161,688.99	\$ (93,965.10)	\$ 81,783.81	\$ 67,723.90
9	\$ 16,021.45	\$ (6,254.58)	\$ 9,766.87	\$ (8,067.34)	\$ -	\$ 1,699.53	\$ 179,263.89	\$ 164,922.77	\$ (90,517.72)	\$ 88,746.17	\$ 74,405.06
10	\$ 16,181.67	\$ (6,317.13)	\$ 9,864.54	\$ (8,067.34)	\$ -	\$ 1,797.20	\$ 182,849.16	\$ 168,221.23	\$ (86,893.97)	\$ 95,955.20	\$ 81,327.26
11	\$ 16,343.49	\$ (6,380.30)	\$ 9,963.19	\$ (8,067.34)	\$ -	\$ 1,895.85	\$ 186,506.15	\$ 171,585.65	\$ (83,084.81)	\$ 103,421.33	\$ 88,500.84
12	\$ 16,506.92	\$ (6,444.10)	\$ 10,062.82	\$ (8,067.34)	\$ -	\$ 1,995.48	\$ 190,236.27	\$ 175,017.37	\$ (79,080.78)	\$ 111,155.49	\$ 95,936.59
13	\$ 16,671.99	\$ (6,508.54)	\$ 10,163.45	\$ (8,067.34)	\$ -	\$ 2,096.11	\$ 194,040.99	\$ 178,517.72	\$ (74,871.89)	\$ 119,169.10	\$ 103,645.82
14	\$ 16,838.71	\$ (6,573.63)	\$ 10,265.08	\$ (8,067.34)	\$ -	\$ 2,197.74	\$ 197,921.81	\$ 182,088.07	\$ (70,447.67)	\$ 127,474.15	\$ 111,640.40
15	\$ 17,007.10	\$ (6,639.36)	\$ 10,367.73	\$ (8,067.34)	\$ -	\$ 2,300.39	\$ 201,880.25	\$ 185,729.83	\$ (65,797.09)	\$ 136,083.16	\$ 119,932.74
16	\$ 17,177.17	\$ (6,705.76)	\$ 10,471.41	\$ (8,067.34)	\$ -	\$ 2,404.07	\$ 205,917.86	\$ 189,444.43	\$ (60,908.59)	\$ 145,009.27	\$ 128,535.84
17	\$ 17,348.94	\$ (6,772.81)	\$ 10,576.13	\$ (8,067.34)	\$ -	\$ 2,508.78	\$ 210,036.21	\$ 193,233.32	\$ (55,769.98)	\$ 154,266.24	\$ 137,463.34
18	\$ 17,522.43	\$ (6,840.54)	\$ 10,681.89	\$ (8,067.34)	\$ -	\$ 2,614.54	\$ 214,236.94	\$ 197,097.98	\$ (50,368.46)	\$ 163,868.47	\$ 146,729.52
19	\$ 17,697.65	\$ (6,908.95)	\$ 10,788.71	\$ (8,067.34)	\$ -	\$ 2,721.36	\$ 218,521.68	\$ 201,039.94	\$ (44,690.60)	\$ 173,831.08	\$ 156,349.34
20	\$ 17,874.63	\$ (6,978.04)	\$ 10,896.59	\$ (8,067.34)	\$ -	\$ 2,829.25	\$ 222,892.11	\$ 205,060.74	\$ (38,722.24)	\$ 184,169.87	\$ 166,338.50
21	\$ 18,053.38	\$ (7,047.82)	\$ 11,005.56	\$ (8,067.34)	\$ -	\$ 2,938.22	\$ 227,349.95	\$ 209,161.96	\$ (32,448.53)	\$ 194,901.42	\$ 176,713.42
22	\$ 18,233.91	\$ (7,118.30)	\$ 11,115.61	\$ (8,067.34)	\$ -	\$ 3,048.27	\$ 231,896.95	\$ 213,345.19	\$ (25,853.85)	\$ 206,043.10	\$ 187,491.34
23	\$ 18,416.25	\$ (7,189.48)	\$ 11,226.77	\$ (8,067.34)	\$ -	\$ 3,159.43	\$ 236,534.89	\$ 217,612.10	\$ (18,921.77)	\$ 217,613.12	\$ 198,690.33
24	\$ 18,600.41	\$ (7,261.37)	\$ 11,339.04	\$ (8,067.34)	\$ -	\$ 3,271.70	\$ 241,265.59	\$ 221,964.34	\$ (11,635.04)	\$ 229,630.55	\$ 210,329.31
25	\$ 18,786.42	\$ (7,333.99)	\$ 11,452.43	\$ (8,067.34)	\$ -	\$ 3,385.09	\$ 246,090.90	\$ 226,403.63	\$ (3,975.49)	\$ 242,115.40	\$ 222,428.13
26	\$ 18,974.28	\$ (7,407.33)	\$ 11,566.95	\$ (4,033.67)	\$ -	\$ 7,533.28	\$ 251,012.72	\$ 230,931.70	\$ -	\$ 251,012.72	\$ 230,931.70
27	\$ 19,164.02	\$ (7,481.40)	\$ 11,682.62	\$ -	\$ -	\$ 11,682.62	\$ 256,032.97	\$ 235,550.33	\$ -	\$ 256,032.97	\$ 235,550.33
28	\$ 19,355.66	\$ (7,556.21)	\$ 11,799.45	\$ -	\$ -	\$ 11,799.45	\$ 261,153.63	\$ 240,261.34	\$ -	\$ 261,153.63	\$ 240,261.34
29	\$ 19,549.22	\$ (7,631.78)	\$ 11,917.44	\$ -	\$ -	\$ 11,917.44	\$ 266,376.70	\$ 245,066.57	\$ -	\$ 266,376.70	\$ 245,066.57
30	\$ 19,744.71	\$ (7,708.09)	\$ 12,036.62	\$ -	\$ -	\$ 12,036.62	\$ 271,704.24	\$ 249,967.90	\$ -	\$ 271,704.24	\$ 249,967.90
31	\$ 19,942.16	\$ (7,785.18)	\$ 12,156.98	\$ -	\$ -	\$ 12,156.98	\$ 277,138.32	\$ 254,967.26	\$ -	\$ 277,138.32	\$ 254,967.26
32	\$ 20,141.58	\$ (7,863.03)	\$ 12,278.55	\$ -	\$ -	\$ 12,278.55	\$ 282,681.09	\$ 260,066.60	\$ -	\$ 282,681.09	\$ 260,066.60
33	\$ 20,343.00	\$ (7,941.66)	\$ 12,401.34	\$ -	\$ -	\$ 12,401.34	\$ 288,334.71	\$ 265,267.93	\$ -	\$ 288,334.71	\$ 265,267.93
34	\$ 20,546.43	\$ (8,021.07)	\$ 12,525.35	\$ -	\$ -	\$ 12,525.35	\$ 294,101.40	\$ 270,573.29	\$ -	\$ 294,101.40	\$ 270,573.29
35	\$ 20,751.89	\$ (8,101.28)	\$ 12,650.61	\$ -	\$ -	\$ 12,650.61	\$ 299,983.43	\$ 275,984.76	\$ -	\$ 299,983.43	\$ 275,984.76
36	\$ 20,959.41	\$ (8,182.30)	\$ 12,777.11	\$ -	\$ -	\$ 12,777.11	\$ 305,983.10	\$ 281,504.45	\$ -	\$ 305,983.10	\$ 281,504.45
37	\$ 21,169.00	\$ (8,264.12)	\$ 12,904.88	\$ -	\$ -	\$ 12,904.88	\$ 312,102.76	\$ 287,134.54	\$ -	\$ 312,102.76	\$ 287,134.54
38	\$ 21,380.69	\$ (8,346.76)	\$ 13,033.93	\$ -	\$ -	\$ 13,033.93	\$ 318,344.82	\$ 292,877.23	\$ -	\$ 318,344.82	\$ 292,877.23
39	\$ 21,594.50	\$ (8,430.23)	\$ 13,164.27	\$ -	\$ -	\$ 13,164.27	\$ 324,711.72	\$ 298,734.78	\$ -	\$ 324,711.72	\$ 298,734.78
40	\$ 21,810.45	\$ (8,514.53)	\$ 13,295.91	\$ -	\$ -	\$ 13,295.91	\$ 331,205.95	\$ 304,709.47	\$ -	\$ 331,205.95	\$ 304,709.47



# Real Estate Investment Pro Forma

## Misc Analysis and Definitions

	Year	1	2	3	4	5
Debt Service Coverage Ratio (DSCR)		0.82	1.13	1.14	1.15	1.16
Gross Rent Multiplier		7.69	6.36	6.29	6.23	6.17
Capitalization Rate <sup>§</sup>		7.12%				



### Notes, Terms, and Definitions

- Int Interest
- APR Annual Percentage Rate
- Prd Period
- N/A Not Applicable
- EoY End of Year
- NPV Net Present Value
- IRR Internal Rate of Return
- MIRR Modified Internal Rate of Return
- HOA/POA Home Owners Association / Property Owners Association
- GSR Gross Scheduled Rent
- GOI Gross Operating Income
- NOI Net Operating Income
- CoC ROI Cash on Cash Return on Investment

\* Vacancy and Credit Allowance based on market estimates

† Future Projections are based on market estimates

‡ EoY sales proceeds do NOT take into account capital gains taxes paid for the investment property or 1031 exchanges

§ Capitalization Rate is calculated by dividing the NOI by the total acquisition price (purchase price + cost of loans/renovations) of the property