

INVESTMENT PACKAGE

FRONT ATTACHED GARAGE SUITED HOME



Our properties are designed to maximize ROI and cashflow by mitigating vacancy, repair & maintenance and management costs.

Starting At \$495,000 Monthly Cash Flow: \$800+ Annualized ROI: 27.6% Capital Required: \$103,000

TENANT ATTRACTIVE FEATURES

- Brand New Construction
- New Home Warranty
- Superior Soundproofing
- Separate In-Suite Laundry
- Ample Parking
- Separate Entrances & Heating Systems
- Non-Disruptive Common Access Mechanical Rooms
- Maintenance Free Design
- Durable on trend finishes
- Legal Basement Suite

All information and to be verified by purchaser. No warranties or guarantees implied. Excludes repairs 8 maintenance, vacancy, management. See pro forma on reverse for details.

Front Attached Garage Suited Home - INVESTMENT PROPERTY ANALYSIS

Opportunity Presented By:



	Per Unit		
Purchase Price:		\$	503,327.00
Down Payment:		\$	100,665.40
Interest Rate on Mortgage:			3.20%
Mortgage Amortization:			30
Scheduled Annual Gross Income:		\$	33,540.00
Vacancy/Collection losses:			2.00%
(Annual Operating Expenses)			
Property taxes :	\$ 3,600.00	\$	3,600.00
Insurance:	\$ 975.00	\$	975.00
Condo Fee:	\$ -	\$	-
			0
Management:			8.00%
Repairs/Maintenance:			2.00%
Annual Increase of Income:			2.00%
Annual Increase of Expenses:	•		2.00%
Annual Appreciation Rate:	_		3.00%

Unit Price	\$ 503,327.00
Deposit	20%
Mth. Rent	\$ 2,795.00
# Units	,

ACQUISITION DATA						
Price	\$	503,327.00				
Dn. Pymt.	\$	100,665.40				
Loan Amt.	\$	402,661.60				

	LOAN DATA	١
Interest % No. Yrs. Mo. P & I Yr. P & I	\$ \$	3.20% 30 1,741.38 20,896.54

10 Yr FINANCIAL DATA				
CAP Rate	5.4%			
10 Yr Avg ROI	33.00%			
Cash on Cash	62%			
Total ROE	317%			

DISCLAIMER: This document has been prepared by TriUrban Inc for advertising and general information only. TriUrban Inc makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. TriUrban Inc excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of TriUrban Inc and/or its licensor(s). © 2017. All rights reserved.

	Yr. P & I	\$ 20,896.54	10	al ROE	317%	inc	and/or its licenso	or(s). © 2017. A	Il rights reserved.	
ANNUAL OPERATING INCOME	V 4)/ 40
ANNUAL OPERATING INCOME	Yr.1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
Increase in income 2.00%		2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Expected Gross Income	33,540	34,211	34,895	35,593	36,305	37,031	37,771	38,527	39,297	40,083
less Vacancy/Collection losses 2.00%	671	684	698	712	726	741	755	771	786	802
EFFECTIVE GROSS INCOME	32,869	33,527	34,197	34,881	35,579	36,290	37,016	37,756	38,512	39,282
(EGI)										
ANNUAL OPERATING EXPENSES	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
(Increase in expenses) 2.00%		2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Property Taxes	3,600	3,672	3,745	3,820	3,897	3,975	4,054	4,135	4,218	4,302
Condo Fee	0	0	0	0	0	0	0	0	0	0
Insurance	975	995	1,014	1,035	1,055	1,076	1,098	1,120	1,142	1,165
Management 8.00%	2,630	2,682	2,736	2,790	2,846	2,903	2,961	3,021	3,081	3,143
Repairs/Maintenance 2.00%	657	671	684	698	712	726	740	755	770	786
TOTAL OPERATING EXPENSES	7,862	8,019	8,180	8,343	8,510	8,680	8,854	9,031	9,211	9,396
Op. Expenses as %age of income	23.92%	23.92%	23.92%	23.92%	23.92%	23.92%	23.92%	23.92%	23.92%	23.92%
NET OPERATING INCOME	25,007	25,507	26,018	26,538	27,069	27,610	28,162	28,726	29,300	29,886
(NOI) excluding financing costs	25,007	23,307	20,010	20,550	27,003	27,010	20,102		10 Yr Total >>>	273,823
(NOI) excluding infariting costs									10 II IOtal	27 3,023
CASH FLOW (BEFORE TAXES)	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
Net Operating Income	25,007	25,507	26,018	26,538	27,069	27,610	28,162	28,726	29,300	29,886
-Yrly. P & I	20,897	20,897	20,897	20,897	20,897	20,897	20,897	20,897	20,897	20,897
CASH FLOW (BEFORE TAXES) >>>		4,611	5,121	5,641	6,172	6,714	7,266	7,829	8,403	8,989
GAGIII EGW (BEI GRE TAXEG)	7,111	4,011	0,121	0,041	0,172	0,7 14	1,200		10 Yr Total >>>	64,857
MORTGAGE PRINCIPAL REDUCTION	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
										Yr. 10
Start of Yr. Balance	402,662	394,532	386,138	377,471	368,523	359,285	349,746	339,898	329,730	Yr. 10 319,232
Start of Yr. Balance End of Yr. Balance	402,662 394,532	394,532 386,138	386,138 377,471	377,471 368,523	368,523 359,285	359,285 349,746	349,746 339,898	339,898 329,730	329,730 319,232	Yr. 10 319,232 308,393
Start of Yr. Balance	402,662 394,532	394,532	386,138	377,471	368,523	359,285	349,746	339,898 329,730 10,168	329,730	Yr. 10 319,232
Start of Yr. Balance End of Yr. Balance TOTAL PRINCIPAL REDUCTION >>>	402,662 394,532 8,130	394,532 386,138 8,394	386,138 377,471 8,667	377,471 368,523 8,948	368,523 359,285 9,239	359,285 349,746 9,539	349,746 339,898 9,848	339,898 329,730 10,168	329,730 319,232 10,498 0 Yr Total >>>	Yr. 10 319,232 308,393 10,839 94,269
Start of Yr. Balance End of Yr. Balance	402,662 394,532	394,532 386,138	386,138 377,471	377,471 368,523	368,523 359,285	359,285 349,746	349,746 339,898	339,898 329,730 10,168	329,730 319,232 10,498	Yr. 10 319,232 308,393 10,839
Start of Yr. Balance End of Yr. Balance TOTAL PRINCIPAL REDUCTION >>> PROPERTY APPRECIATION	402,662 394,532 8,130 Yr. 1	394,532 386,138 8,394 Yr. 2	386,138 377,471 8,667 Yr. 3	377,471 368,523 8,948 Yr. 4	368,523 359,285 9,239 Yr. 5	359,285 349,746 9,539 Yr. 6	349,746 339,898 9,848 Yr. 7	339,898 329,730 10,168 1	329,730 319,232 10,498 10 Yr Total >>> Yr. 9	Yr. 10 319,232 308,393 10,839 94,269 Yr. 10
Start of Yr. Balance End of Yr. Balance TOTAL PRINCIPAL REDUCTION >>> PROPERTY APPRECIATION (Increase) 3.00%	402,662 394,532 8,130 Yr. 1	394,532 386,138 8,394 Yr. 2 3.00%	386,138 377,471 8,667 Yr. 3	377,471 368,523 8,948 Yr. 4 3.00%	368,523 359,285 9,239 Yr. 5	359,285 349,746 9,539 Yr. 6 3.00%	349,746 339,898 9,848 Yr. 7 3.00%	339,898 329,730 10,168 1 Yr. 8	329,730 319,232 10,498 10 Yr Total >>> Yr. 9 3.00%	Yr. 10 319,232 308,393 10,839 94,269 Yr. 10 3.00%
Start of Yr. Balance End of Yr. Balance TOTAL PRINCIPAL REDUCTION >>> PROPERTY APPRECIATION (Increase) Start of Year Value	402,662 394,532 8,130 Yr. 1 3,00% 503,327	394,532 386,138 8,394 Yr. 2 3,00% 518,427	386,138 377,471 8,667 Yr. 3 3.00% 533,980	377,471 368,523 8,948 Yr. 4 3.00% 549,999	368,523 359,285 9,239 Yr. 5 3.00% 566,499	359,285 349,746 9,539 Yr. 6 3.00% 583,494	349,746 339,898 9,848 Yr. 7 3.00% 600,999	339,898 329,730 10,168 1 Yr. 8 3.00% 619,029	329,730 319,232 10,498 10 Yr Total >>> Yr. 9 3.00% 637,600	Yr. 10 319,232 308,393 10,839 94,269 Yr. 10 3,00% 656,728
Start of Yr. Balance End of Yr. Balance TOTAL PRINCIPAL REDUCTION >>> PROPERTY APPRECIATION (Increase) Start of Year Value End of Year Value	402,662 394,532 8,130 Yr. 1 3.00% 503,327 518,427	394,532 386,138 8,394 Yr. 2 3.00% 518,427 533,980	386,138 377,471 8,667 Yr. 3 3.00% 533,980 549,999	377,471 368,523 8,948 Yr. 4 3.00% 549,999 566,499	368,523 359,285 9,239 Yr. 5 3.00% 566,499 583,494	359,285 349,746 9,539 Yr. 6 3.00% 583,494 600,999	349,746 339,898 9,848 Yr. 7 3.00% 600,999 619,029	339,898 329,730 10,168 1 Yr. 8 3.00% 619,029 637,600	329,730 319,232 10,498 10 Yr Total >>> Yr. 9 3.00% 637,600 656,728	Yr. 10 319,232 308,393 10,839 94,269 Yr. 10 3.00% 656,728 676,429
Start of Yr. Balance End of Yr. Balance TOTAL PRINCIPAL REDUCTION >>> PROPERTY APPRECIATION (Increase) Start of Year Value	402,662 394,532 8,130 Yr. 1 3.00% 503,327 518,427	394,532 386,138 8,394 Yr. 2 3,00% 518,427	386,138 377,471 8,667 Yr. 3 3.00% 533,980	377,471 368,523 8,948 Yr. 4 3.00% 549,999	368,523 359,285 9,239 Yr. 5 3.00% 566,499	359,285 349,746 9,539 Yr. 6 3.00% 583,494	349,746 339,898 9,848 Yr. 7 3.00% 600,999	339,898 329,730 10,168 1 Yr. 8 3.00% 619,029 637,600 18,571	329,730 319,232 10,498 10 Yr Total >>> Yr. 9 3.00% 637,600	Yr. 10 319,232 308,393 10,839 94,269 Yr. 10 3,00% 656,728
Start of Yr. Balance End of Yr. Balance TOTAL PRINCIPAL REDUCTION >>> PROPERTY APPRECIATION (Increase) Start of Year Value End of Year Value TOTAL ANNUAL APPRECIATION >>>>	402,662 394,532 8,130 Yr. 1 3.00% 503,327 518,427 15,100	394,532 386,138 8,394 Yr. 2 3.00% 518,427 533,980 15,553	386,138 377,471 8,667 Yr. 3 3.00% 533,980 549,999 16,019	377,471 368,523 8,948 Yr. 4 3.00% 549,999 566,499 16,500	368,523 359,285 9,239 Yr. 5 3.00% 566,499 583,494 16,995	359,285 349,746 9,539 Yr. 6 3.00% 583,494 600,999 17,505	349,746 339,898 9,848 Yr. 7 3.00% 600,999 619,029 18,030	339,888 329,730 10,168 1 Yr. 8 3.00% 619,029 637,600 18,571	329,730 319,232 10,498 10 Yr Total >>> Yr. 9 3.00% 637,600 656,728 19,128 0 Yr Total >>>	Yr. 10 319,232 308,393 10,839 94,269 Yr. 10 3.00% 656,728 676,429 19,702 173,102
Start of Yr. Balance End of Yr. Balance TOTAL PRINCIPAL REDUCTION >>> PROPERTY APPRECIATION (Increase) Start of Year Value End of Year Value	402,662 394,532 8,130 Yr. 1 3.00% 503,327 518,427	394,532 386,138 8,394 Yr. 2 3.00% 518,427 533,980	386,138 377,471 8,667 Yr. 3 3.00% 533,980 549,999	377,471 368,523 8,948 Yr. 4 3.00% 549,999 566,499	368,523 359,285 9,239 Yr. 5 3.00% 566,499 583,494	359,285 349,746 9,539 Yr. 6 3.00% 583,494 600,999	349,746 339,898 9,848 Yr. 7 3.00% 600,999 619,029	339,898 329,730 10,168 1 Yr. 8 3.00% 619,029 637,600 18,571	329,730 319,232 10,498 10 Yr Total >>> Yr. 9 3.00% 637,600 656,728 19,128	Yr. 10 319,232 308,393 10,839 94,269 Yr. 10 3.00% 656,728 676,429 19,702
Start of Yr. Balance End of Yr. Balance TOTAL PRINCIPAL REDUCTION >>> PROPERTY APPRECIATION (Increase) Start of Year Value End of Year Value TOTAL ANNUAL APPRECIATION >>> RETURN ON INITIAL EQUITY	402,662 394,532 8,130 Yr. 1 3,00% 503,327 518,427 15,100	394,532 386,138 8,394 Yr. 2 3.00% 518,427 533,980 15,553	386,138 377,471 8,667 Yr. 3 3.00% 533,980 549,999 16,019 Yr. 3	377,471 368,523 8,948 Yr. 4 3.00% 549,999 566,499 16,500	368,523 359,285 9,239 Yr. 5 3.00% 566,499 583,494 16,995 Yr. 5	359,285 349,746 9,539 Yr. 6 3,00% 583,494 600,999 17,505	349,746 339,898 9,848 Yr. 7 3,00% 600,999 619,029 18,030 Yr. 7	339,898 329,730 10,168 1 Yr. 8 3.00% 619,029 637,600 18,571 1	329,730 319,232 10,498 10 Yr Total >>> Yr. 9 3.00% 637,600 656,728 19,128 10 Yr Total >>> Yr. 9	Yr. 10 319,232 308,393 10,839 94,269 Yr. 10 3.00% 656,728 676,429 19,702 173,102
Start of Yr. Balance End of Yr. Balance TOTAL PRINCIPAL REDUCTION >>> PROPERTY APPRECIATION (Increase) Start of Year Value End of Year Value TOTAL ANNUAL APPRECIATION >>> RETURN ON INITIAL EQUITY Cash Flow (Before Taxes)	402,662 394,532 8,130 Yr. 1 3.00% 503,327 518,427 15,100 Yr. 1 4,111	394,532 386,138 8,394 Yr. 2 3.00% 518,427 533,980 15,553 Yr. 2 4,611	386,138 377,471 8,667 Yr. 3 3.00% 533,980 549,999 16,019 Yr. 3 5,121	377,471 368,523 8,948 Yr. 4 3.00% 549,999 566,499 16,500 Yr. 4 5,641	368,523 359,285 9,239 Yr. 5 3.00% 566,499 583,494 16,995 Yr. 5 6,172	359,285 349,746 9,539 Yr. 6 3.00% 583,494 600,999 17,505 Yr. 6 6,714	349,746 339,898 9,848 Yr. 7 3.00% 600,999 619,029 18,030 Yr. 7 7,266	339,888 329,730 10,168 1 Yr. 8 3.00% 619,029 637,600 18,571	329,730 319,232 10,498 10 Yr Total >>> Yr. 9 3.00% 637,600 656,728 19,128 10 Yr Total >>> Yr. 9 8,403	Yr. 10 319,232 308,393 10,839 94,269 Yr. 10 3.00% 656,728 676,429 19,702 173,102 Yr. 10 8,989
Start of Yr. Balance End of Yr. Balance TOTAL PRINCIPAL REDUCTION >>>> PROPERTY APPRECIATION (Increase) 3.00% Start of Year Value End of Year Value TOTAL ANNUAL APPRECIATION >>>> RETURN ON INITIAL EQUITY Cash Flow (Before Taxes) Debt Reduction	402,662 394,532 8,130 Yr. 1 3,00% 503,327 518,427 15,100 Yr. 1 4,111 8,130	394,532 386,138 8,394 Yr. 2 3.00% 518,427 533,980 15,553 Yr. 2 4,611 8,394	386,138 377,471 8,667 Yr. 3 3.00% 533,980 549,999 16,019 Yr. 3 5,121 8,667	377,471 368,523 8,948 Yr. 4 3.00% 549,999 566,499 16,500 Yr. 4 5,641 8,948	368,523 359,285 9,239 Yr. 5 3.00% 566,499 583,494 16,995 Yr. 5 6,172 9,239	359,285 349,746 9,539 Yr. 6 3.00% 583,494 600,999 17,505 Yr. 6 6,714 9,539	349,746 339,898 9,848 Yr. 7 3.00% 600,999 619,029 18,030 Yr. 7 7,266 9,848	339,888 329,730 10,168 1 Yr. 8 3.00% 619,029 637,600 18,571 1 Yr. 8 7,829 10,168	329,730 319,232 10,498 10 Yr Total >>> Yr. 9 3.00% 637,600 656,728 19,128 10 Yr Total >>> Yr. 9 8,403 10,498	Yr. 10 319,232 308,393 10,839 94,269 Yr. 10 3.00% 656,728 676,429 19,702 173,102 Yr. 10 8,989 10,839
Start of Yr. Balance End of Yr. Balance TOTAL PRINCIPAL REDUCTION >>> PROPERTY APPRECIATION (Increase) 3.00% Start of Year Value End of Year Value TOTAL ANNUAL APPRECIATION >>> RETURN ON INITIAL EQUITY Cash Flow (Before Taxes) Debt Reduction Appreciation	402,662 394,532 8,130 Yr. 1 3,00% 503,327 518,427 15,100 Yr. 1 4,111 8,130 15,100	394,532 386,138 8,394 Yr. 2 3,00% 518,427 533,980 15,553 Yr. 2 4,611 8,394 15,553	386,138 377,471 8,667 Yr. 3 3.00% 533,980 549,999 16,019 Yr. 3 5,121 8,667 16,019	377,471 368,523 8,948 Yr. 4 3,00% 549,999 566,499 16,500 Yr. 4 5,641 8,948 16,500	368,523 359,285 9,239 Yr. 5 3.00% 566,499 583,494 16,995 Yr. 5 6,172 9,239 16,995	359,285 349,746 9,539 Yr. 6 3,00% 583,494 600,999 17,505 Yr. 6 6,714 9,539 17,505	349,746 339,898 9,848 Yr. 7 3.00% 600,999 619,029 18,030 Yr. 7 7,266 9,848 18,030	339,898 329,730 10,168 1 Yr. 8 3.00% 619,029 637,600 18,571 1 Yr. 8 7,829 10,168 18,571	329,730 319,232 10,498 10 Yr Total >>> Yr. 9 3.00% 637,600 656,728 19,128 10 Yr Total >>> Yr. 9 8.403 10,498 19,128	Yr. 10 319,232 308,393 10,839 94,269 Yr. 10 3.00% 656,728 676,429 19,702 Yr. 10 8,969 10,839 19,702
Start of Yr. Balance End of Yr. Balance TOTAL PRINCIPAL REDUCTION >>>> PROPERTY APPRECIATION (Increase) 3.00% Start of Year Value End of Year Value TOTAL ANNUAL APPRECIATION >>>> RETURN ON INITIAL EQUITY Cash Flow (Before Taxes) Debt Reduction	402,662 394,532 8,130 Yr. 1 3,00% 503,327 518,427 15,100 Yr. 1 4,111 8,130	394,532 386,138 8,394 Yr. 2 3.00% 518,427 533,980 15,553 Yr. 2 4,611 8,394	386,138 377,471 8,667 Yr. 3 3.00% 533,980 549,999 16,019 Yr. 3 5,121 8,667	377,471 368,523 8,948 Yr. 4 3.00% 549,999 566,499 16,500 Yr. 4 5,641 8,948	368,523 359,285 9,239 Yr. 5 3.00% 566,499 583,494 16,995 Yr. 5 6,172 9,239	359,285 349,746 9,539 Yr. 6 3.00% 583,494 600,999 17,505 Yr. 6 6,714 9,539	349,746 339,898 9,848 Yr. 7 3.00% 600,999 619,029 18,030 Yr. 7 7,266 9,848	339,888 329,730 10,168 1 Yr. 8 3.00% 619,029 637,600 18,571 1 Yr. 8 7,829 10,168 18,571 36,568	329,730 319,232 10,498 10 Yr Total >>> Yr. 9 3.00% 637,600 656,728 19,128 10 Yr Total >>> Yr. 9 8,403 10,498	Yr. 10 319,232 308,393 10,839 94,269 Yr. 10 3.00% 656,728 676,429 19,702 173,102 Yr. 10 8,989 10,839
Start of Yr. Balance End of Yr. Balance TOTAL PRINCIPAL REDUCTION >>> PROPERTY APPRECIATION (Increase) 3.00% Start of Year Value End of Year Value TOTAL ANNUAL APPRECIATION >>> RETURN ON INITIAL EQUITY Cash Flow (Before Taxes) Debt Reduction Appreciation RETURN ON INITIAL EQUITY INITIAL EQUITY:	402,662 394,532 8,130 Yr. 1 3,00% 503,327 518,427 15,100 Yr. 1 4,111 8,130 15,100 27,340	394,532 386,138 8,394 Yr. 2 3,00% 518,427 533,980 15,553 Yr. 2 4,611 8,394 15,553 28,558	386,138 377,471 8,667 Yr. 3 3.00% 533,980 549,999 16,019 Yr. 3 5,121 8,667 16,019 29,807	377,471 368,523 8,948 Yr. 4 3.00% 549,999 566,499 16,500 Yr. 4 5,641 8,948 16,500 31,089	368,523 359,285 9,239 Yr. 5 3.00% 566,499 583,494 16,995 Yr. 5 6,172 9,239 16,995 32,406	359,285 349,746 9,539 Yr. 6 3,00% 583,494 600,999 17,505 Yr. 6 6,714 9,539 17,505 33,757	349,746 339,898 9,848 Yr. 7 3,00% 600,999 619,029 18,030 Yr. 7 7,266 9,848 18,030 35,144	339,898 329,730 10,168 1 Yr. 8 3.00% 619,029 637,600 18,571 1 Yr. 8 7,829 10,168 18,571 36,568	329,730 319,232 10,498 10 Yr Total >>> Yr. 9 3.00% 637,600 656,728 19,128 19,128 10 Yr Total >>> Yr. 9 8.403 10,498 19,128 38,030 10 Yr Total >>>	Yr. 10 319,232 308,393 10,839 94,269 Yr. 10 3.00% 656,728 676,429 19,702 173,102 Yr. 10 8,989 10,839 19,702 39,530 332,229
Start of Yr. Balance End of Yr. Balance TOTAL PRINCIPAL REDUCTION >>> PROPERTY APPRECIATION (Increase) Start of Year Value End of Year Value TOTAL ANNUAL APPRECIATION >>> RETURN ON INITIAL EQUITY Cash Flow (Before Taxes) Debt Reduction Appreciation RETURN ON INITIAL EQUITY INITIAL EQUITY: Down Payment	402,662 394,532 8,130 Yr. 1 3.00% 503,327 518,427 15,100 Yr. 1 4,111 8,130 15,100 27,340	394,532 386,138 8,394 Yr. 2 3.00% 518,427 533,980 15,553 Yr. 2 4,611 8,394 15,553 28,558	386,138 377,471 8,667 Yr. 3 3.00% 533,980 549,999 16,019 Yr. 3 5,121 8,667 16,019 29,807	377,471 368,523 8,948 Yr. 4 3.00% 549,999 566,499 16,500 Yr. 4 5,641 8,948 16,500 31,089	368,523 359,285 9,239 Yr. 5 3.00% 566,499 583,494 16,995 Yr. 5 6,172 9,239 16,995 32,406	359,285 349,746 9,539 Yr. 6 3.00% 583,494 600,999 17,505 Yr. 6 6,714 9,539 17,505 33,757	349,746 339,898 9,848 Yr. 7 3.00% 600,999 619,029 18,030 Yr. 7 7,266 9,848 18,030 35,144	339,898 329,730 10,168 1 Yr. 8 3.00% 619,029 637,600 18,571 1 Yr. 8 7,829 10,168 18,571 36,568	329,730 319,232 10,498 10 Yr Total >>> Yr. 9 3.00% 637,600 656,728 19,128 10 Yr Total >>> Yr. 9 8,403 10,498 19,128 38,030 10 Yr Total >>> 10 Yr Total >>>	Yr. 10 319,232 308,393 10,839 94,269 Yr. 10 3.00% 656,728 676,429 19,702 173,102 Yr. 10 8,989 10,839 19,702 39,530 332,229 100,665
Start of Yr. Balance End of Yr. Balance TOTAL PRINCIPAL REDUCTION >>> PROPERTY APPRECIATION (Increase) 3.00% Start of Year Value End of Year Value TOTAL ANNUAL APPRECIATION >>> RETURN ON INITIAL EQUITY Cash Flow (Before Taxes) Debt Reduction Appreciation RETURN ON INITIAL EQUITY INITIAL EQUITY:	402,662 394,532 8,130 Yr. 1 3,00% 503,327 518,427 15,100 Yr. 1 4,111 8,130 15,100 27,340	394,532 386,138 8,394 Yr. 2 3,00% 518,427 533,980 15,553 Yr. 2 4,611 8,394 15,553 28,558	386,138 377,471 8,667 Yr. 3 3.00% 533,980 549,999 16,019 Yr. 3 5,121 8,667 16,019 29,807	377,471 368,523 8,948 Yr. 4 3.00% 549,999 566,499 16,500 Yr. 4 5,641 8,948 16,500 31,089	368,523 359,285 9,239 Yr. 5 3.00% 566,499 583,494 16,995 Yr. 5 6,172 9,239 16,995 32,406	359,285 349,746 9,539 Yr. 6 3,00% 583,494 600,999 17,505 Yr. 6 6,714 9,539 17,505 33,757	349,746 339,898 9,848 Yr. 7 3,00% 600,999 619,029 18,030 Yr. 7 7,266 9,848 18,030 35,144	339,898 329,730 10,168 1 Yr. 8 3.00% 619,029 637,600 18,571 1 Yr. 8 7,829 10,168 18,571 36,568	329,730 319,232 10,498 10 Yr Total >>> Yr. 9 3.00% 637,600 656,728 19,128 19,128 10 Yr Total >>> Yr. 9 8.403 10,498 19,128 38,030 10 Yr Total >>>	Yr. 10 319,232 308,393 10,839 94,269 Yr. 10 3.00% 656,728 676,429 19,702 173,102 Yr. 10 8,989 10,839 19,702 39,530 332,229
Start of Yr. Balance End of Yr. Balance TOTAL PRINCIPAL REDUCTION >>> PROPERTY APPRECIATION (Increase) 3.00% Start of Year Value End of Year Value TOTAL ANNUAL APPRECIATION >>> RETURN ON INITIAL EQUITY Cash Flow (Before Taxes) Debt Reduction Appreciation RETURN ON INITIAL EQUITY INITIAL EQUITY: Down Payment TOTAL INITIAL EQUITY	402,662 394,532 8,130 Yr. 1 3,00% 503,327 518,427 15,100 Yr. 1 4,111 8,130 15,100 27,340	394,532 386,138 8,394 Yr. 2 3.00% 518,427 533,980 15,553 Yr. 2 4,611 8,394 15,553 28,558	386,138 377,471 8,667 Yr. 3 3.00% 533,980 549,999 16,019 Yr. 3 5,121 8,667 16,019 29,807	377,471 368,523 8,948 Yr. 4 3.00% 549,999 566,499 16,500 Yr. 4 5,641 8,948 16,500 31,089	368,523 359,285 9,239 Yr. 5 3.00% 566,499 583,494 16,995 Yr. 5 6,172 9,239 16,995 32,406	359,285 349,746 9,539 Yr. 6 3,00% 583,494 600,999 17,505 Yr. 6 6,714 9,539 17,505 33,757	349,746 339,898 9,848 Yr. 7 3,00% 600,999 619,029 18,030 Yr. 7 7,266 9,848 18,030 35,144	339,898 329,730 10,168 1 Yr. 8 3.00% 619,029 637,600 18,571 1 Yr. 8 7,829 10,168 18,571 36,568	329,730 319,232 10,498 10 Yr Total >>> Yr. 9 3.00% 637,600 656,728 19,128 10 Yr Total >>> Yr. 9 8.403 10,498 19,128 38,030 10 Yr Total >>> 100,665 100,665	Yr. 10 319,232 308,393 10,839 94,269 Yr. 10 3.00% 656,728 676,429 19,702 173,102 Yr. 10 8,989 10,839 19,702 39,530 332,229 100,665 100,665
Start of Yr. Balance End of Yr. Balance TOTAL PRINCIPAL REDUCTION >>> PROPERTY APPRECIATION (Increase) Start of Year Value End of Year Value TOTAL ANNUAL APPRECIATION >>> RETURN ON INITIAL EQUITY Cash Flow (Before Taxes) Debt Reduction Appreciation RETURN ON INITIAL EQUITY INITIAL EQUITY: Down Payment	402,662 394,532 8,130 Yr. 1 3.00% 503,327 518,427 15,100 Yr. 1 4,111 8,130 15,100 27,340	394,532 386,138 8,394 Yr. 2 3.00% 518,427 533,980 15,553 Yr. 2 4,611 8,394 15,553 28,558	386,138 377,471 8,667 Yr. 3 3.00% 533,980 549,999 16,019 Yr. 3 5,121 8,667 16,019 29,807	377,471 368,523 8,948 Yr. 4 3.00% 549,999 566,499 16,500 Yr. 4 5,641 8,948 16,500 31,089	368,523 359,285 9,239 Yr. 5 3.00% 566,499 583,494 16,995 Yr. 5 6,172 9,239 16,995 32,406	359,285 349,746 9,539 Yr. 6 3.00% 583,494 600,999 17,505 Yr. 6 6,714 9,539 17,505 33,757	349,746 339,898 9,848 Yr. 7 3.00% 600,999 619,029 18,030 Yr. 7 7,266 9,848 18,030 35,144	339,898 329,730 10,168 1 Yr. 8 3.00% 619,029 637,600 18,571 1 Yr. 8 7,829 10,168 18,571 36,568	329,730 319,232 10,498 10 Yr Total >>> Yr. 9 3.00% 637,600 656,728 19,128 10 Yr Total >>> Yr. 9 8,403 10,498 19,128 38,030 10 Yr Total >>> 10 Yr Total >>>	Yr. 10 319,232 308,393 10,839 94,269 Yr. 10 3.00% 656,728 676,429 19,702 173,102 Yr. 10 8,989 10,839 19,702 39,530 332,229 100,665

ESTIMATED CAPITAL RE		
	Unit Rate	
Down Payment	\$ 100,665.40	\$ 100,665.40
Broker / Lender Fees	\$ -	\$ -
Appraisals	\$ 400.00	\$ 400.00
Payment Reseve Account	\$ 2,795.00	\$ 2,795.00
Legal Fees	\$ 1,000.00	\$ 1,000.00
Tax Adjustments	\$ -	\$ -
Window Coverings	\$ -	\$ -
Estimated Cash to Close		\$ 104,860.40