TVIEDDEN	INETT	Market Central Florida				Property Address 245 Oak Lane, Ocala, FL				
TYLER BEN				rty Info			2	Assumptions	FL	
REAL EST	AIE	Purchas	<u> </u>	·	0,598		Down Payment	rissampaons	25	5%
		Down P	ayment	\$72	,650		Closing Costs		59	%
		Estimated C	losing Costs	\$14	,530		Interest Rate		6.00	00%
		Rehab E	xpenses	\$2,	500		PM Fee		89	%
		Acquisit			995		Vacancy/Repairs		59	
		Total Propert	y Investment	\$94	,674		inual Apprec. (YR 1		69	
			Financed Inco	me Breakdown			inual Apprec. (YR 3		12	
		Monthl			850		Annual Apprec. (YR 6		49	
		Monthly Principal & Interest		\$1,307		Closing Costs on Future Sale			6%	
		Monthly Taxes		\$267		Cash on Cash ROI				
		Monthly I	Insurance	\$	83	Annual Average	5 Year	10 Year	20 Year	30 Year
		PITI M	onthly	\$1,	657	Cash on Cash ROI	1.59%	3.66%	8.77%	15.52%
						C on C + PR	5.24%	7.56%	13.26%	20.76%
Year Built Square Feet Bedrooms	Bathrooms			urns	2004	C on C + PR +Deprec.	8.37%	10.69%	16.39%	23.88%
2024 1473 4	2	Сар І	kate	6.0	00%	ConC, PR, Deprec, Apprec	38.40%	35.61%	42.20%	55.05%
				Income / Expenses						
Year Gross Rent	\$22,200	\$23,088	3 \$24,012	\$25,993	5 \$27,033	10 \$32,889	15 \$40,015	20 \$48,684	25 \$59,232	30 \$72,065
Taxes	\$2,000	\$3,392	\$3,596	\$3,739	\$3,889	\$4,731	\$5,757	\$7,004	\$8,521	\$10,367
Insurance	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
ноа	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Management  Vacancy/Repairs	\$1,776 \$0	\$1,847 \$1,154	\$1,921 \$1,201	\$2,079 \$1,300	\$2,163 \$1,352	\$2,631 \$1,644	\$3,201	\$3,895 \$2,434	\$4,739 \$2,962	\$5,765 \$3,603
Net Operating Income	\$17,424	\$1,154	\$1,201	\$1,875	\$1,552	\$22,882	\$28,057	\$34,352	\$42,011	\$51,329
Annual Principal and Interest	\$15,681	\$15,681	\$15,681	\$15,681	\$15,681	\$15,681	\$15,681	\$15,681	\$15,681	\$15,681
Gross Profits	\$1,743	\$14	\$614	\$2,194	\$2,949	\$7,202	\$12,376	\$18,671	\$26,330	\$35,649
Monthly Cash Flow	\$145	\$1	\$51	\$183	\$246	\$600	\$1,031	\$1,556	\$2,194	\$2,971
Property Investment  C on C ROI	\$94,674 1.84%	\$94,674 0.01%	\$94,674 0.65%	\$94,674 2.32%	\$94,674 3.11%	\$94,674 7.61%	\$94,674 13.07%	\$94,674 19.72%	\$94,674 27.81%	\$94,674 37.65%
C on C + PR	5.32%	3.58%	4.30%	6.06%	6.95%	11.97%	18.06%	25.46%	34.43%	45.33%
Year	1	2	An 3	nual Appreciation/I	ROI 5	10	15	20	25	30
Principal Reduction	\$3,289	\$6,742	\$10,368	\$14,174	\$18,169	\$41,340	\$70,890	\$108,576	\$156,642	\$217,949
Appreciation	\$0	\$17,436	\$36,964	\$41,400	\$46,368	\$20,251	\$24,638	\$29,976	\$36,471	\$44,372
Apprecation ROI  Cumulative Equity Gain	0.00%	18.42%	39.04%	43.73%	48.98%	21.39%	26.02%	31.66%	38.52%	46.87% \$863,084
	¢n.	\$17.436	\$54.400	\$95.800				\$488 788		3003,00 <del>4</del>
Cumulative Equity Gain  Proceeds In Event of Sale	\$0 \$58,503	\$17,436 \$78,345.80	\$54,400 \$116,717	\$95,800 \$159,439	\$142,167 \$207,020	\$235,927 \$318,325	\$350,001 \$455,104	\$488,788 \$623,251	\$657,644 \$830,042	\$1,084,461
, ,					\$142,167	\$235,927	\$350,001		\$657,644	\$1,084,461 92.20%
Proceeds In Event of Sale	\$58,503	\$78,345.80	\$116,717	\$159,439	\$142,167 \$207,020	\$235,927 \$318,325	\$350,001 \$455,104	\$623,251	\$657,644 \$830,042	
Proceeds in Event of Sale  ROI w/C on C + PR + Est. Apprec.	\$58,503 5.32%	\$78,345.80 21.99%	\$116,717 43.34%	\$159,439 49.79%	\$142,167 \$207,020 55.93%	\$235,927 \$318,325 33.36%	\$350,001 \$455,104 44.09%	\$623,251 57.12%	\$657,644 \$830,042 72.95%	92.20%
Proceeds in Event of Sale  ROI w/C on C + PR + Est. Apprec.  Deprec. / Tax Savings	\$58,503 5.32% \$2,959	\$78,345.80 21.99% \$2,959	\$116,717 43.34% \$2,959 3.13%	\$159,439 49.79% \$2,959	\$142,167 \$207,020 55.93% \$2,959 3.13%	\$235,927 \$318,325 33.36% \$2,959	\$350,001 \$455,104 44.09% \$2,959	\$623,251 57.12% \$2,959	\$657,644 \$830,042 72.95% \$2,959	92.20% \$2,959
Proceeds in Event of Sale  ROI w/C on C + PR + Est. Apprec.  Deprec. / Tax Savings	\$58,503 5.32% \$2,959	\$78,345.80 21.99% \$2,959	\$116,717 43.34% \$2,959 3.13%	\$159,439 49.79% \$2,959 3.13%	\$142,167 \$207,020 55.93% \$2,959 3.13%	\$235,927 \$318,325 33.36% \$2,959	\$350,001 \$455,104 44.09% \$2,959 3.13%	\$623,251 57.12% \$2,959	\$657,644 \$830,042 72.95% \$2,959	92.20% \$2,959
Proceeds In Event of Sale  ROI w/C on C + PR + Est. Apprec.  Deprec. / Tax Savings  Deprec. ROI  Appreciation  Appreciation ROI	\$58,503 5.32% \$2,959	\$78,345.80 21.99% \$2,959	\$116,717 43.34% \$2,959 3.13%	\$159,439 49.79% \$2,959 3.13%  Glossary and Assumption Th Return as co	\$142,167 \$207,020 55.93% \$2,959 3.13% se Appreciation value i	\$235,927 \$318,325 33.36% \$2,959 3.13% s calculated cumulative ation to Total Property	\$350,001 \$455,104 44.09% \$2,959 3.13% ly.	\$623,251 57.12% \$2,959	\$657,644 \$830,042 72.95% \$2,959	92.20% \$2,959
Proceeds in Event of Sale  ROI w/C on C + PR + Est. Apprec.  Deprec. / Tax Savings  Deprec. ROI  Appreciation  Appreciation ROI  Cap Rate	\$58,503 5.32% \$2,959	\$78,345.80 21.99% \$2,959	\$116,717 43.34% \$2,959 3.13%	\$159,439 49.79% \$2,959 3.13% Slossary and Assumption Th Return as co	\$142,167 \$207,020 55.93% \$2,959 3.13% se Appreciation value i	\$235,927 \$318,325 33.36% \$2,959 3.13% s calculated cumulative ation to Total Property t Operating Income by t	\$350,001 \$455,104 44.09% \$2,959 3.13% Iy. Investment.	\$623,251 57.12% \$2,959 3.13%	\$657,644 \$830,042 72.95% \$2,959	92.20% \$2,959
Proceeds In Event of Sale  ROI w/C on C + PR + Est. Apprec.  Deprec. / Tax Savings  Deprec. ROI  Appreciation  Appreciation ROI	\$58,503 5.32% \$2,959	\$78,345.80 21.99% \$2,959	\$116,717 43.34% \$2,959 3.13%	\$159,439 49.79% \$2,959 3.13% Slossary and Assumption Th Return as co	\$142,167 \$207,020 55,93% \$2,959 3.13% se Appreciation value i alculated from Appreciated by dividing the Neited by dividing the Anieth State of th	\$235,927 \$318,325 33.36% \$2,959 3.13% s calculated cumulative ation to Total Property	\$350,001 \$455,104 44.09% \$2,959 3.13% Iv. Investment. the Purchase Price. he Total Property Inve	\$623,251 57.12% \$2,959 3.13%	\$657,644 \$830,042 72.95% \$2,959	92.20% \$2,959
Proceeds In Event of Sale  ROI w/C on C + PR + Est. Apprec.  Deprec. / Tax Savings  Deprec. ROI  Appreciation  Appreciation ROI  Cap Rate  Cash on Cash Return	\$58,503 5.32% \$2,959	\$78,345.80 21.99% \$2,959	\$116,717 43.34% \$2,959 3.13%	\$159,439 49.79% \$2,959 3.13% Slossary and Assumption Th Return as co Cap Rate is calcula cash Return is calcula Estimated closin	\$142,167 \$207,020 55,93% \$2,959 3.13% se Appreciation value i alculated from Appreciated by dividing the Neited by dividing the Anig costs is based on hoo	\$235,927 \$318,325 33.36% \$2,959 3.13% s calculated cumulative ation to Total Property t Operating Income by t nual Net Cash Flow by the second of the second	\$350,001 \$455,104 44.09% \$2,959 3.13%  Iv.  Investment.  the Purchase Price. he Total Property Inve	\$623,251 57.12% \$2,959 3.13%	\$657,644 \$830,042 72.95% \$2,959	92.20% \$2,959
Proceeds in Event of Sale  ROI w/C on C + PR + Est. Apprec.  Deprec. / Tax Savings  Deprec. ROI  Appreciation  Appreciation ROI  Cap Rate  Cash on Cash Return  Closing Costs  Depreciation ROI  Depreciation ROI	\$58,503 5.32% \$2,959	\$78,345.80 21.99% \$2,959	\$116,717 43.34% \$2,959 3.13% The Cash on	\$159,439 49.79% \$2,959 3.13%  Glossary and Assumption Th Return as ci Cap Rate is calcula Cash Return is calcula Estimated closin Retu	\$142,167 \$207,020 \$5.93% \$2,959 3.13%  se Appreciation value i alculated from Appreciated by dividing the Netted by dividing the Appreciation value is a second on the property of the Assuming Average Assuming Average	\$235,927 \$318,325 33.36% \$2,959 3.13% s calculated cumulative ation to Total Property to Operating Income by the nual Net Cash Flow by the price, loan amount attion to property investme 28% tax bracket.	\$350,001 \$455,104 44.09% \$2,959 3.13%  ly. linvestment. the Purchase Price. he Total Property Investment credit score.	\$623,251 57.12% \$2,959 3.13% sestment (TPI).	\$657,644 \$830,042 72.95% \$2,959	92.20% \$2,959
Proceeds in Event of Sale  ROI w/C on C + PR + Est. Apprec.  Deprec. / Tax Savings  Deprec. ROI  Appreciation  Appreciation ROI  Cap Rate  Cash on Cash Return  Closing Costs  Depreciation ROI  Depreciation ROI  Depreciation ROI  Depreciation ROI  Depreciation ROI  Roi Roi Roi Roi Roi Roi Roi Roi Roi Roi	\$58,503 5.32% \$2,959 3.13%	\$78,345.80 21.99% \$2,959 3.13%	\$116,717 43.34% \$2,959 3.13% The Cash on	\$159,439 49.79% \$2,959 3.13%  Slossary and Assumption Th Return as cc Cap Rate is calcula i Cash Return is calcula Estimated closin Retu	\$142,167 \$207,020 \$55,93% \$2,959 3.13%  se Appreciation value i adulated from Appreciated by dividing the Neted by dividing the Neted by dividing the Anage costs is based on hourn based on Depreciations assuming Averagulated cumulatively ba	\$235,927 \$318,325 33.36% \$2,959 3.13% s calculated cumulative ation to Total Property to Operating Income by the nual Net Cash Flow by the price, loan amount ation to property investme 28% tax bracket.	\$350,001 \$455,104 44.09% \$2,959 3.13%  ly. Investment. the Purchase Price. he Total Property Investment. credit score. herent.	\$623,251 57.12% \$2,959 3.13% sestment (TPI).	\$657,644 \$830,042 72.95% \$2,959 3.13%	92.20% \$2,959 3.13%
Proceeds in Event of Sale  ROI w/C on C + PR + Est. Apprec.  Deprec. / Tax Savings  Deprec. ROI  Appreciation  Appreciation ROI  Cap Rate  Cash on Cash Return  Closing Costs  Depreciation ROI  Depreciation ROI  Depreciation ROI	\$58,503 5.32% \$2,959 3.13%	\$78,345.80 21.99% \$2,959 3.13%	\$116,717 43.34% \$2,959 3.13% The Cash on	\$159,439 49.79% \$2,959 3.13%  Slossary and Assumption Th Return as cc Cap Rate is calcula i Cash Return is calcula Estimated closin Retu	\$142,167 \$207,020 \$55,93% \$2,959 3.13%  se Appreciation value i adulated from Appreciated by dividing the Neted by dividing the Neted by dividing the Anageous in the same of	\$235,927 \$318,325 33.36% \$2,959 3.13% s calculated cumulative ation to Total Property to Operating Income by the nual Net Cash Flow by the price, loan amount attion to property investme 28% tax bracket.	\$350,001 \$455,104 44.09% \$2,959 3.13%  ly. Investment. the Purchase Price. he Total Property Investment. credit score. herent.	\$623,251 57.12% \$2,959 3.13% sestment (TPI).	\$657,644 \$830,042 72.95% \$2,959 3.13%	92.20% \$2,959 3.13%
Proceeds in Event of Sale  ROI w/C on C + PR + Est. Apprec.  Deprec. / Tax Savings  Deprec. ROI  Appreciation  Appreciation ROI  Cap Rate  Cash on Cash Return  Closing Costs  Depreciation ROI  Depreciation ROI  Depreciation ROI  Proceeds on Sale	\$58,503 5.32% \$2,959 3.13%	\$78,345.80 21.99% \$2,959 3.13%	\$116,717 43.34% \$2,959 3.13% The Cash on	\$159,439 49.79% \$2,959 3.13%  Slossary and Assumption Th Return as ci Cap Rate is calcula Estimated closin Return cipal Reduction is calculation in the calculation is calculation in the calculation in th	\$142,167 \$207,020 \$55,93% \$2,959 3.13% se Appreciation value i alculated from Appreciated by dividing the Ne ted by dividing the Ane go costs is based on hor assuming Averagulated cumulatively ba Purchase Price and cur	\$235,927 \$318,325 33.36% \$2,959 3.13% s calculated cumulative ation to Total Property to Operating Income by the nual Net Cash Flow by the price, loan amount ation to property investme 28% tax bracket. Seed off a 30 year ammomulative Appreciation),	\$350,001 \$455,104 44.09% \$2,959 3.13%  ly. Investment. the Purchase Price. her Total Property Inve and credit score. hent.  ortization, fixed rate n and subtracting Loan	\$623,251 57.12% \$2,959 3.13% sestment (TPI).	\$657,644 \$830,042 72.95% \$2,959 3.13%	92.20% \$2,959 3.13%
Proceeds in Event of Sale  ROI w/C on C + PR + Est. Apprec.  Deprec. / Tax Savings  Deprec. ROI  Appreciation Appreciation ROI Cap Rate Cash on Cash Return Closing Costs Depreciation ROI Depreciation / Tax Savings Principal Reduction Proceeds on Sale Return on Investment (ROI) Taxes  Total Property Invesment (TPI)	\$58,503 5.32% \$2,959 3.13%	\$78,345.80 21.99% \$2,959 3.13%	\$116,717 43.34% \$2,959 3.13% The Cash on The Print Ile is calculated by tak	\$159,439 49.79% \$2,959 3.13% Th Return as ci Cap Rate is calcula Estimated closin Returnity capacity in the ca	\$142,167 \$207,020 \$55,93% \$2,959 3.13% se Appreciation value is alculated from Appreceded by dividing the Nethed by dividing the Amage costs is based on how the same radiulated cumulatively background and the same radiulated by adding the Information of the same radius of the sam	\$235,927 \$318,325 33.36% \$2,959 3.13% s calculated cumulative ation to Total Property to Operating Income by the operation to property investment price, loan amount ation to property investment as 30 year ammunulative Appreciation), investment.	\$350,001 \$455,104 44.09% \$2,959 3.13%  ly. Investment. the Purchase Price. he Total Property Investment credit score. enent.  ortization, fixed rate n and subtracting Loan tion. Costs, Rehab Expense	\$623,251 57.12% \$2,959 3.13%  estment (TPI).  nortgage.  Amount, and Closing C	\$657,644 \$830,042 72.95% \$2,959 3.13%	92.20% \$2,959 3.13%
Proceeds In Event of Sale  ROI w/C on C + PR + Est. Apprec.  Deprec. / Tax Savings  Deprec. ROI  Appreciation Appreciation ROI Cap Rate Cash on Cash Return Closing Costs Depreciation ROI Depreciation ROI Proceeds on Sale Return on Investment (ROI) Taxes	\$58,503 5.32% \$2,959 3.13%	\$78,345.80 21.99% \$2,959 3.13%  The Proceeds on the Sa	\$116,717 43.34% \$2,959 3.13% The Cash on The Print Ile is calculated by tak	\$159,439 49.79% \$2,959 3.13% Th Return as ci Cap Rate is calcula Estimated closin Returnity capacity in the ca	\$142,167 \$207,020 \$55,93% \$2,959 3.13% se Appreciation value is alculated from Appreceded by dividing the Nethed by dividing the Amage costs is based on how the same radiulated cumulatively background and the same radiulated by adding the Information of the same radius of the sam	\$235,927 \$318,325 33.36% \$2,959 3.13% s calculated cumulative ation to Total Property to Operating Income by to Toperating Income by the price, Ioan amount ation to property investme 28% tax bracket. sed off a 30 year ammonulative Appreciation), investment. te of property Apprecia Down Payment, Closing e homes are typically re-	\$350,001 \$455,104 44.09% \$2,959 3.13%  ly. Investment. the Purchase Price. he Total Property Investment credit score. enent.  ortization, fixed rate n and subtracting Loan tion. Costs, Rehab Expense	\$623,251 57.12% \$2,959 3.13%  estment (TPI).  nortgage.  Amount, and Closing C	\$657,644 \$830,042 72.95% \$2,959 3.13%	92.20% \$2,959 3.13%
Proceeds in Event of Sale  ROI w/C on C + PR + Est. Apprec.  Deprec. / Tax Savings  Deprec. ROI  Appreciation Appreciation ROI Cap Rate Cash on Cash Return Closing Costs Depreciation ROI Depreciation / Tax Savings Principal Reduction Proceeds on Sale Return on Investment (ROI) Taxes  Total Property Invesment (TPI)	\$58,503 5.32% \$2,959 3.13%	\$78,345.80 21.99% \$2,959 3.13%	\$116,717 43.34% \$2,959 3.13% The Cash on The Print Ile is calculated by tak The Total Property Ir Vacance	\$159,439 49.79% \$2,959 3.13% Th Return as ci Cap Rate is calcula Estimated closin Returnity capacity in the ca	\$142,167 \$207,020 \$55,93% \$2,959 3.13% se Appreciation value is alculated from Appreceded by dividing the Nethed by dividing the Amage costs is based on how the same radiulated cumulatively background and the same radiulated by adding the Information of the same radius of the sam	\$235,927 \$318,325 33.36% \$2,959 3.13% s calculated cumulative ation to Total Property to Operating Income by the operation to property investment price, loan amount ation to property investment as 30 year ammunulative Appreciation), investment.	\$350,001 \$455,104 44.09% \$2,959 3.13%  ly. Investment. the Purchase Price. he Total Property Investment credit score. enent.  ortization, fixed rate n and subtracting Loan tion. Costs, Rehab Expense	\$623,251 57.12% \$2,959 3.13%  estment (TPI).  nortgage.  Amount, and Closing C	\$657,644 \$830,042 72.95% \$2,959 3.13%	92.20% \$2,959 3.13%
Proceeds in Event of Sale  ROI w/C on C + PR + Est. Apprec.  Deprec. / Tax Savings  Deprec. ROI  Appreciation Appreciation ROI Cap Rate Cash on Cash Return Closing Costs Depreciation ROI Depreciation / Tax Savings Principal Reduction Proceeds on Sale Return on Investment (ROI) Taxes  Total Property Invesment (TPI)	\$58,503 5.32% \$2,959 3.13%	\$78,345.80 21.99% \$2,959 3.13%  The Proceeds on the Sa	\$116,717 43.34% \$2,959 3.13% The Cash on The Prin It is calculated by tak The Total Property Ir Vacance intitions Property N	\$159,439 49.79% \$2,959 3.13% Th Return as ci Cap Rate is calcula Cash Return is calcula Estimated closin Return is calcula ing the market value (if Taxe revestment value is calcula	\$142,167 \$207,020 \$5.93% \$2,959 3.13%  se Appreciation value i alculated from Apprected by dividing the Ne ted by dividing the An g costs is based on hourn based on Deprecial Assuming Averagulated cunulatively ba Purchase Price and current and current according to the control of the control	\$235,927 \$318,325 33.36% \$2,959 3.13% s calculated cumulative ation to Total Property t Operating Income by to must Net Cash Flow by the me price, Ioan amount of the Net Cash Flow by the must net Cash Flow flow flow flow flow flow flow flow f	\$350,001 \$455,104 44.09% \$2,959 3.13%  ly.  Investment.  the Purchase Price.  the Total Property Investment.  and credit score.  tent.  prization, fixed rate in and subtracting Loan  tion.  Costs, Rehab Expense  shabbed at the start of	\$623,251 57.12% \$2,959 3.13%  estment (TPI).  nortgage.  Amount, and Closing C	\$657,644 \$830,042 72.95% \$2,959 3.13%	92.20% \$2,959 3.13%
Proceeds In Event of Sale  ROI w/C on C + PR + Est. Apprec.  Deprec. / Tax Savings  Deprec. ROI  Appreciation Appreciation ROI Cap Rate Cash on Cash Return Closing Costs Depreciation ROI Depreciation/Tax Savings Principal Reduction Proceeds on Sale Return on Investment (ROI) Taxes Total Property Invesment (TPI)	\$58,503 5.32% \$2,959 3.13% P P Apl	\$78,345.80 21.99% \$2,959 3.13%  The Proceeds on the Sa  Abbrev M orec.	\$116,717  43.34% \$2,959  3.13%  The Cash on  The Print  The Total Property In  Vacance  Value  Property M  Appre  Depre	\$159,439 49.79% \$2,959 3.13%  Glossary and Assumption Th Return as ci Cap Rate is calcula Estimated closin Return is calcula Estimated value (if cipal Reduction is calculating the market value (if Taxe investment value is calculating the market value (if Taxe) investment value is calculation cipal Reduction is calculation in the market value (if Taxe) investment value is calculation cipal Reduction is calculation cipal Reduction is calculation in the market value (if Taxe)	\$142,167 \$207,020 \$55,93% \$2,959 3.13%  se Appreciation value i alculated from Appreciated by dividing the Netted by dividing the Netted by dividing the Anna goosts is based on horurn based on Deprecial Assuming Averagulated cumulatively ba Purchase Price and cum. Return on es increase at same raulated by adding the Cumulatively ba the Comment of th	\$235,927 \$318,325 33.36% \$2,959 3.13%  s calculated cumulative ation to Total Property t Operating Income by to the price, Ioan amount atton to property investme price, Ioan amount atton to property investme 28% tax bracket.  seed off a 30 year ammonulative Appreciation), investment. te of property Appreciation property Appreciation property Appreciation property Appreciation property Appreciation property Value \$290,598 \$308,034 \$326,516	\$350,001 \$455,104 44.09% \$2,959 3.13%  ly. Investment. the Purchase Price. the Total Property Investment. credit score. sent.  costs, Rehab Expense shabbed at the start of \$17,436 \$18,482 \$19,591	\$623,251 57.12% \$2,959 3.13%  estment (TPI).  nortgage.  Amount, and Closing C	\$657,644 \$830,042 72.95% \$2,959 3.13%	92.20% \$2,959 3.13%
Proceeds In Event of Sale  ROI w/C on C + PR + Est. Apprec.  Deprec. / Tax Savings  Deprec. ROI  Appreciation Appreciation ROI Cap Rate Cash on Cash Return Closing Costs Depreciation ROI Depreciation/Tax Savings Principal Reduction Proceeds on Sale Return on Investment (ROI) Taxes Total Property Invesment (TPI)	\$58,503 5.32% \$2,959 3.13% PP Apl Dep	\$78,345.80 21.99% \$2,959 3.13%  The Proceeds on the Sa  Abbrev  M  orec.  orec.	\$116,717 43.34% \$2,959 3.13% The Cash on The Prin Ille is calculated by tak The Total Property In Vacance Interest of the Prin Vacan	\$159,439 49.79% \$2,959 3.13%  Slossary and Assumption Th Return as cc Cap Rate is calcula Cash Return is calcula Estimated closin Retu cipal Reduction is calcula ing the market value (it Taxx evestment value is calc ty/Repair expenses star lanagement cciation cciation cciation	\$142,167 \$207,020 \$55,93% \$2,959 3.13%  se Appreciation value i adulated from Appreciated by dividing the Neted by dividing the Neted by dividing the Anage costs is based on hourn based on Deprecial Assuming Averagulated cumulatively ba Purchase Price and cur Return on essincrease at same raculated by adding the I tri in month 12 since the control of the control o	\$235,927 \$318,325 33.36% \$2,959 3.13% s calculated cumulative ation to Total Property to Operating Income by to must be to the price, loan amount ation to property investme price, loan amount ation to property investme 28% tax bracket. seed off a 30 year ammulative Appreciation), investment. to own Payment, Closing to homes are typically refronger yallow \$290,598 \$308,034 \$326,516 \$346,107	\$350,001 \$455,104 44.09% \$2,959 3.13%  ly. Investment. the Purchase Price. he Total Property Investment. credit score. hent.  costs, Rehab Expense habbed at the start of \$17,436 \$18,482 \$19,591 \$13,844	\$623,251 57.12% \$2,959 3.13%  estment (TPI).  nortgage.  Amount, and Closing C	\$657,644 \$830,042 72.95% \$2,959 3.13%	92.20% \$2,959 3.13%
Proceeds In Event of Sale  ROI w/C on C + PR + Est. Apprec.  Deprec. / Tax Savings  Deprec. ROI  Appreciation Appreciation ROI Cap Rate Cash on Cash Return Closing Costs Depreciation ROI Depreciation/Tax Savings Principal Reduction Proceeds on Sale Return on Investment (ROI) Taxes Total Property Invesment (TPI)	\$58,503 \$.32% \$2,959 3.13% PP Apl Dep C C	\$78,345.80 21.99% \$2,959 3.13%  The Proceeds on the Sa  Abbrev  M  orec.  orec.  on C  &R	\$116,717  43.34%  \$2,959  3.13%  The Cash on  The Prin  Ille is calculated by tak  The Total Property Ir  Vacance  Property M  Appre  Depre  Cash of  Vacancy as	\$159,439 49.79% \$2,959 3.13%  Slossary and Assumption Th Return as cc Cap Rate is calcula Cash Return is calcula Cipal Reduction is calcula Cipal Reduction is calcula ing the market value (i	\$142,167 \$207,020 \$55,93% \$2,959 3.13%  se Appreciation value i alculated from Appreciated by dividing the Netted by dividing the Netted by dividing the Anna goosts is based on horurn based on Deprecial Assuming Averagulated cumulatively ba Purchase Price and cum. Return on es increase at same raulated by adding the Cumulatively ba the Comment of th	\$235,927 \$318,325 33.36% \$2,959 3.13%  s calculated cumulative ation to Total Property to Operating Income by the toperating Income by the company of the co	\$350,001 \$455,104 44.09% \$2,959 3.13%  ly. Investment. the Purchase Price. he Total Property Investment. credit score. heret.  costs, Rehab Expense ehabbed at the start of \$17,436 \$18,482 \$19,591 \$13,844 \$14,398	\$623,251 57.12% \$2,959 3.13%  estment (TPI).  nortgage.  Amount, and Closing C	\$657,644 \$830,042 72.95% \$2,959 3.13%	92.20% \$2,959 3.13%
Proceeds In Event of Sale  ROI w/C on C + PR + Est. Apprec.  Deprec. / Tax Savings  Deprec. ROI  Appreciation Appreciation ROI Cap Rate Cash on Cash Return Closing Costs Depreciation ROI Depreciation/Tax Savings Principal Reduction Proceeds on Sale Return on Investment (ROI) Taxes Total Property Invesment (TPI)	\$58,503 5.32% \$2,959 3.13% PP Api Deg	\$78,345.80 21.99% \$2,959 3.13%  The Proceeds on the Sa  Abbrev  M  orec.  orec.	\$116,717  43.34%  \$2,959  3.13%  The Cash on  The Print  The Total Property Ir  Vacance  (attons  Property M  Appre  Depre  Cash of  Vacancy as  Hypot	\$159,439 49.79% \$2,959 3.13%  Slossary and Assumption Th Return as cc Cap Rate is calcula Cash Return is calcula Estimated closin Retu cipal Reduction is calcula ing the market value (it Taxx evestment value is calc ty/Repair expenses star lanagement cciation cciation cciation	\$142,167 \$207,020 \$55,93% \$2,959 3.13%  se Appreciation value i adulated from Appreciated by dividing the Neted by dividing the Neted by dividing the Anage costs is based on horurn based on Deprecial Assuming Averagulated cumulatively ba Purchase Price and cur Return on essincrease at same razulated by the Assuming Averagulated cumulatively ba Purchase Price and cur times and current and	\$235,927 \$318,325 33.36% \$2,959 3.13% s calculated cumulative ation to Total Property to Operating Income by to must be to the price, loan amount ation to property investme price, loan amount ation to property investme 28% tax bracket. seed off a 30 year ammulative Appreciation), investment. to own Payment, Closing to homes are typically refronger yallow \$290,598 \$308,034 \$326,516 \$346,107	\$350,001 \$455,104 44.09% \$2,959 3.13%  ly. Investment. the Purchase Price. he Total Property Investment. credit score. hent.  costs, Rehab Expense habbed at the start of \$17,436 \$18,482 \$19,591 \$13,844	\$623,251 57.12% \$2,959 3.13%  estment (TPI).  nortgage.  Amount, and Closing C	\$657,644 \$830,042 72.95% \$2,959 3.13%	92.20% \$2,959 3.13%
Proceeds In Event of Sale  ROI w/C on C + PR + Est. Apprec.  Deprec. / Tax Savings  Deprec. ROI  Appreciation Appreciation ROI Cap Rate Cash on Cash Return Closing Costs Depreciation ROI Depreciation/Tax Savings Principal Reduction Proceeds on Sale Return on Investment (ROI) Taxes Total Property Invesment (TPI)	\$58,503 5.32% \$2,959 3.13% PP Api Deg Cc	\$78,345.80 21.99% \$2,959 3.13%  The Proceeds on the Sa  Abbrev  M  orec.  orec.  or C  &R	\$116,717  43.34%  \$2,959  3.13%  The Cash on  The Print  Vacance interest Property in  Vacance  Appre  Cash of  Vacancy a  Hypot	\$159,439 49.79% \$2,959 3.13%  Glossary and Assumption Th Return as co Cap Rate is calcula a Cash Return is calcula b Cash Return is calcula Estimated closin Return is calcula ing the market value (i Taxx investment value is calc cy/Repair expenses star tanagement taciation colorists and Repairs the did Repairs the colorists the colorist	\$142,167 \$207,020 \$55,93% \$2,959 3.13%  se Appreciation value i alculated from Appreciate by dividing the Neted by dividing the Neted by dividing the Aneg costs is based on hourn based on Deprecial Assuming Averagulated cumulatively ba Purchase Price and cur Return on es increase at same raculated by adding the It in month 12 since the second of the	\$235,927 \$318,325 33.36% \$2,959 3.13%  s calculated cumulative ation to Total Property to Operating Income by to unal Net Cash Flow by the price, loan amount atton to property investment. The property Appreciation, Investment. The of property Appreciation, Investment. The operation of property Appreciation operation of Property Value \$290,598 \$308,034 \$326,516 \$346,107 \$359,951 \$374,349	\$350,001 \$455,104 44.09% \$2,959 3.13%  ly. Investment. the Purchase Price. he Total Property Investment. ortization, fixed rate in and subtracting Loan tion. Costs, Rehab Expense ehabbed at the start of \$17,436 \$18,482 \$19,591 \$13,844 \$14,398 \$14,974	\$623,251 57.12% \$2,959 3.13%  estment (TPI).  nortgage.  Amount, and Closing C	\$657,644 \$830,042 72.95% \$2,959 3.13%	92.20% \$2,959 3.13%