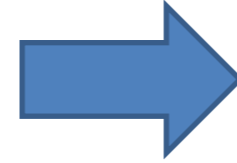


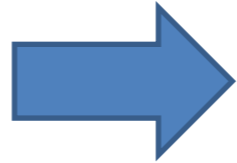
## Multifamily Property Valuation Model by Income Property Analytics (BETA)



[GO TO INCOME PROPERTY ANALYTICS NOW](#)

**INCOME PROPERTY ANALYTICS** IS PROUD TO PRESENT THIS MULTIFAMILY PROPERTY VALUATION MODEL TO THE REAL ESTATE COMMUNITY. MY NAME IS **LANDON M. SCOTT** AND I AM PRESIDENT OF **MONTE COMMERCIAL PROPERTIES** AND AUTHOR OF THE INCOME PROPERTY ANALYTICS BLOG. THIS MODEL IS DONE IN MICROSOFT EXCEL 2007 AND IS A SINGLE WORKBOOK CONTAINING MULTIPLE WORKSHEETS.

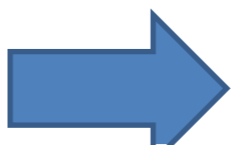
THE PURPOSE OF THIS IS TO PROVIDE AN INEXPENSIVE ALTERNATIVE TO ARGUS AND REIWISE, AS WELL AS TO SHOWCASE THE VERSATILITY OF SPREADSHEETS FOR REAL ESTATE VALUATION. PLEASE BE WARNED THAT YOU WILL NEED AN INTERMEDIATE TO ADVANCED KNOWLEDGE OF EXCEL TO ALTER THE MODEL; PLAY WITH THE EQUATIONS AT YOUR OWN RISK IF YOU ARE NOT COMFORTABLE WITH EXCEL. I HAVE GROUPED THE "OFF SHEET" AREAS WHERE THE MAJORITY OF CALCULATIONS TAKE PLACE, SO IF YOU ARE LOOKING TO ALTER THE SPREADSHEET YOU WILL FIRST NEED TO UNGROUP EVERYTHING.



[GO TO INCOME PROPERTY ANALYTICS NOW](#)

### **QUICK TIPS:**

- ONLY INPUT INFORMATION INTO CELLS WHICH ARE FORMATTED IN BLUE OR WHERE THERE IS A DROP DOWN MENU. IF THE CONTENTS OF A CELL ARE COLORED BLACK, DO NOT TOUCH IT. I HAVE PROTECTED THE WORKSHEETS SO THAT ONLY THE APPROPRIATE CELLS CAN BE MANIPULATED. YOU WILL NEED TO UNLOCK THE WORKSHEETS (NO PASSWORD) TO UNGROUP OR ALTER THE EQUATIONS
- I PROVIDE THIS TEMPLATE WITH INFORMATION FROM A HYPOTHETICAL PROPERTY FOR DEMONSTRATION PURPOSES, REMEMBER TO ERASE IT WHEN YOU USE IT FOR A REAL PROPERTY
- TO ARRIVE AT A SALES VALUE THIS MODEL IS DESIGNED TO CAPITALIZE THE NOI OF THE YEAR SUBSEQUENT TO THAT OF DISPOSITION; YOU MUST CHOOSE THE INCREASE IN NOI OF THE YEAR SUBSEQUENT TO DISPOSITION (SEE THE BOTTOM OF THE "ADVANCED METRICS" WORKSHEET)
- THE TERMINAL CAP RATE IS SELECTED ON THE "GROWTH" WORKSHEET; YOU SELECT THE TERMINAL CAP RATE FOR YEAR TEN (10) (REGARDLESS OF THE DISPOSITION DATE). THEN THE TERMINAL CAP RATE FOR EACH YEAR IS A SMOOTH FUNCTION BETWEEN IN THE "PRO FORMA " (YEAR 1) CAP RATE (PURCHASE CAP RATE) AND THE TERMINAL CAP RATE
- THE MAXIMUM HORIZON FOR THIS MODEL IS TEN (10) YEARS
- IF THERE IS A CELL WHICH IS FORMATTED BLUE BUT FOR WHICH YOU CAN'T MANIPULATE THE CONTENTS, IT IS POSSIBLE I MISTAKINGLY LOCKED IT WHILE PROTECTING THE WORKSHEETS; FIRST UNPROTECT THE WORKSHEET AND THEN UNLOCK THE CELL IN QUESTION
- DOCUMENT TO THE BEST OF YOUR ABILITIES ANY GENUINE ERRORS AT [HTTP://INCOMEPROPERTYANALYTICS.COM](http://incomepropertyanalytics.com) OR EMAIL AT [BRUINBROKER@GMAIL.COM](mailto:bruinbroker@gmail.com) WITH NON-EXCEL RELATED QUESTIONS OR ISSUES
- FINALLY, APART FROM ADDRESSING ANY LEGITIMATE CODING AND EQUATION ERRORS, I ANTICIPATE A LARGE NUMBER OF EXCEL-RELATED QUESTIONS ARISING. UNFORTUNATELY, I DON'T HAVE THE RESOURCES TO HELP THE USER WITH EXCEL-RELATED ISSUES. THANK YOU FOR YOUR HELP AND ENJOY THIS MULTIFAMILY PROPERTY VALUATION MODEL BY LANDON M. SCOTT AT INCOME PROPERTY ANALYTICS, AN AFFILIATE OF MONTE COMMERCIAL PROPERTIES. I CAN ALSO BE REACHED AT [BRUINBROKER@GMAIL.COM](mailto:bruinbroker@gmail.com).



[GO TO INCOME PROPERTY ANALYTICS NOW](#)

# Property Summary

## SITE DESCRIPTION & SALES HISTORY

### Site Information

Property Type	Multifamily
Street Address	123 Main Street
City, State	Van Nuys, CA
Zip Code	91406
County	Los Angeles
Assessor's Parcel Number (APN)	111-222-333
Zoning	C-1.5
Thomas Guide Map Page	123-A1
Lot Size (Square Feet)	17,622
Lot Size (Acres)	0.40
Shape of Lot	Rectangular

### Parking

# of On-site Parking Spaces	106
Parking Ratio	2.30

### Sale History Last 10 Years

Most Recent Sale in Last 10 yrs	2/5/2006
Sale Price	\$7,500,000
Document #	4651268
2nd Most Recent Sale in Last 10 yrs	2/1/2002
Sale Price	\$6,250,000
Document #	4632685

### Regulatory Influences

Rent Control	No
HAP Contract	No
Low Income Housing Tax Credits (LIHTC)	No

### Environmental Influences

Flood Zone	No
Earthquake Zone	Yes
Fire High Risk Area	No

## DESCRIPTION OF THE IMPROVEMENTS

### Basic Building Characteristics

Date of Construction	1985
Physical Age (years)	27
Effective Age (years)	10
Date of Major Rehabilitation	N/A
Number of Stories	4
Number of Buildings	1
Number of Units	54
Number of Non-Income Units	1
Number of Revenue-Producing Units	53
Total Building Square feet	46,000
Living/Useable Square Feet	43,850
Load Factor	4.90%

### Capital Expenditure History Last 10 Years

Description of Item #1	New Roof
Capital Expenditure Date #1	Sep. 2008
Capital Expenditure Item #1	\$250,000
Description of Item #2	Individually Metered (gas)
Capital Expenditure Date #2	Jun. 2005
Capital Expenditure Item #2	\$100,000
Description of Item #3	New Hardscape
Capital Expenditure Date #3	Mar. 2003
Capital Expenditure Item #3	\$50,000
Total Capital Expenditure Last 10 yrs	\$400,000
Total Capital Expenditure/Sq. Ft.	\$8.70

### Additional Building Characteristics

Construction Material	Wood Frame & Stucco
Roof Type	Composition Shingle
Individually Metered for Gas	Yes
Individually Metered for Electricity	Yes
Individually Metered for Water	Yes
Handicap Access	Yes

### Rehab Needed At Acquisition

Description of Item #1	Rehab 10 Units
Est. Rehab Cost Item #1	\$100,000
Description of Item #2	High Speed Cable
Est. Rehab Cost Item #2	\$7,500
Description of Item #3	Retaining Brick Wall
Est. Rehab Item #3	\$15,000
Total Capital Expenditure at Acquisition	\$122,500
Total Capital Expenditure/Sq. Ft.	\$2.66

# Basic Metric Summary

## ASSUMPTIONS

### Price & Acquisition Reserves

Acquisition Price	\$ 4,250,000
Acquisition Closing Costs & Due Dilligence	\$ 15,000
Rehab at Acquisition	\$ 122,500
<b>Total Acquisition Reserves</b>	<b>\$ 137,500</b>
<b>Total Acquisition Cost (TAC)</b>	<b>\$ 4,387,500</b>

### Pro Forma Real Estate Taxes

Year Ending	2012
Assessed Value	4,250,000
Assessment Ratio	25.00%
Taxable Value	1,062,500
Millage Rate	0.050568
<b>Estimated RE Tax</b>	<b>53,729</b>

### Pro Forma Payroll

	# of employees	Hourly Wage	Hours/ Month	Monthly Expense	Annual Expense
<b>Maintenance</b>					
Grounds/Custodial	2	\$ 12.50	160	\$ 4,000	\$ 48,000
Maint. Supervisor	1	\$ 10.00	160	\$ 1,600	\$ 19,200
Maint. Assistant	1	\$ 8.00	160	\$ 1,280	\$ 15,360
<b>Total</b>	<b>4</b>	<b>N/A</b>	<b>N/A</b>	<b>\$ 6,880</b>	<b>\$ 82,560</b>
<b>Administrative</b>					
Manager	1	\$ 17.50	160	\$ 2,800	\$ 33,600
Manager's Unit	N/A	N/A	N/A	\$ 1,325	\$ 15,900
Assistant Manager	1	\$ 15.00	80	\$ 1,200	\$ 14,400
Leasing Commission	N/A	N/A	N/A	N/A	N/A
<b>Total</b>	<b>2</b>	<b>N/A</b>	<b>240</b>	<b>\$ 5,325</b>	<b>\$ 63,900</b>
<b>Total Employees</b>	<b>6</b>				
<b>Total Wages</b>				<b>\$ 12,205</b>	<b>\$ 146,460</b>
<b>Benefits &amp; Insurance</b>	<b>7.50%</b>			<b>\$ 915</b>	<b>\$ 10,985</b>
<b>Total Payroll</b>				<b>\$ 13,120</b>	<b>\$ 157,445</b>

### Year 1 Operating Assumptions (Annual)

<b>Percentage of Gross Potential Rent</b>		
Loss to Lease	2.50%	\$ (15,270)
Vacancy	7.50%	\$ (44,665)
Bad Debt	0.50%	\$ (2,978)
Concessions	0.75%	\$ (4,466)
Damages/Cleaning/Deposits	1.50%	\$ 8,933
Late Fees	5.00%	\$ 29,777
Reimbursements	0.00%	\$ -
Misc. Items	0.25%	\$ 1,489

### Percentage of Effective Gross Income

Management Fees %	5.00%	\$ 29,181
Replacement Reserves	\$200 PUPY	\$ 10,800
	Year of Initial Deposit	2012

## METRICS

### Year 1 Operating Statistics

	Annual	Monthly
Market Rent	\$ 610,800	\$ 50,900
Market Rent/Unit	\$ 11,311	\$ 943
Market Rent/Sq. Ft.	\$ 13.28	\$ 1.11
Gross Potential Rent (GPR)	\$ 595,530	\$ 49,628
GPR/Unit	\$ 11,028	\$ 919
GPR/Sq. Ft.	\$ 12.95	\$ 1.08
Total Rent Loss	\$ (52,109)	\$ (4,342)
Total Rent Loss/Unit	\$ (965)	\$ (80)
Total Rent Loss/Sq. Ft.	\$ (1.13)	\$ (0.09)
Total Other Income	\$ 40,198	\$ 3,350
Total Other Income/Unit	\$ 744	\$ 62
Total Other Income/Sq. Ft.	\$ 0.87	\$ 0.07
Effective Gross Income	\$ 583,619	\$ 48,635
Effective Gross Income/Unit	\$ 10,808	\$ 901
Effective Gross Income/Sq. Ft.	\$ 12.69	\$ 1.06
Operating Expenses (Op Ex)	\$ 327,527	\$ 27,294
Op Ex/Unit	\$ 6,065	\$ 505
Op Ex/Sq. Ft.	\$ 7.12	\$ 0.59
Op Ex Ratio	56.12%	

### Year 1 Operating Statistics (continued)

	Annual	Monthly
Net Operating Income	\$ 256,092	\$ 21,341
Net Operating Income/Unit	\$ 4,742	\$ 395
Net Operating Income/Sq. Ft.	\$ 5.57	\$ 0.46
Total Debt Service	\$ 207,188	\$ 17,266
Total Debt Service/Unit	\$ 3,837	\$ 320
Total Debt Service/Sq. Ft.	\$ 4.50	\$ 0.38
Before Tax Cash Flow (BTCF)	\$ 48,905	\$ 4,075
BTCF/Unit	\$ 906	\$ 75
BTCF/Sq. Ft.	\$ 1.06	\$ 0.09
After Tax Cash Flow (ATCF)	\$ 48,905	\$ 4,075
ATCF/Unit	\$ 906	\$ 75
ATCF/Sq. Ft.	\$ 1.06	\$ 0.09

### First Year Metrics

Acquisition Price / Square Foot (Total Square Feet)	\$ 92
Acquisition Price / Unit (Total Units)	\$ 78,704
Pro Forma Capitalization Rate (Year 1 CAP)	6.03%
In-Place Capitalization Rate (Year 0 CAP)	6.44%
Gross Rent Multiplier (GRM)	7.14
Gross Income Multiplier (GIM)	7.28
Payback Period (Based on Acquisition Cost)	17 years
Break Even Ratio	91.62%
Equity Dividend Rate (Based on BTCF)	3.87%
Cash-On-Cash (Based on Effective Equity & ATCF)	3.87%

# Advanced Metric Summary

## ASSUMPTIONS

Timing	
Acquisition Date	Jan. 2012
Disposition Date	Dec. 2021
Investment Hold Period (years)	10

Financing	
<b>Loan #1</b>	Senior Loan
Fixed or Variable interest rate?	Fixed
Loan-to-Value (LTV)	75.00%
Loan Amount	\$ 3,187,500
Loan Points/Origination Fee	2.00%
Total Amount Funded	\$ 3,123,750
Fixed Interest Rate (If applicable)	5.50%
Term (months)	360 months
Prepayment Penalties	2.00%
End of Yield Maintenance	Dec. 2026
Start Date	Jan. 2012
Maturity Date	Jan. 2042

<b>Loan #2</b>	Junior Loan
Fixed or Variable interest rate?	Fixed
Loan-to-Value (LTV)	0.00%
Loan Amount	\$ -
Loan Points/Origination Fee	2.00%
Total Amount Funded	\$ -
Fixed Interest Rate (If applicable)	0.00%
Term - Months	360 months
Prepayment Penalties	0.00%
End of Yield Maintenance	Dec. 2026
Start Date	Jan. 2012
Maturity Date	N/A

Depreciation Analysis	
Improvements as % of Property Value	75.00%
Acquisition Price	\$ 4,250,000
Total Capital Expenditures at Acquisition	\$ 122,500
Depreciable Amount	\$ 3,279,375
Years of Depreciation	Straight Line 27.5 yrs
Annual Depreciation (Full Year)	\$ 119,250
Depreciation Allowed in Acquisition Year	\$ 114,349
Total Recapture at Time of Disposition	\$ -
Total Recapture Tax at Time of Disposition	\$ 1,187,599

Tax Rates		
	Include?	Rate
Federal Income Tax Rate	Yes	35.00%
Federal Capital Gains Tax Rate	Yes	15.00%
Federal Recapture Tax Rate	Yes	25.00%
State Tax Rate (CA)	Yes	9.33%

Discount Rate & Reinvestment Rate	
10 Year Treasury Note	3.50%
Risk Premium*	6.95%
Discount Rate (Used for NPV & MIRR)	10.45%

\* Based on Vanguard's REIT Index Fund, 10 year performance

Reinvestment/Savings Rate** (Used for MIRR)	1.35%
---	-------

\*\* Based on 1 year CD as quoted by BankRate.com

## METRICS

Sources (Includes All Junior Financing)	
Debt	\$ 3,187,500
Equity Invested	\$ 1,062,500
Estimated Acquisition Price	\$ 4,250,000
LTV %	75.00%
Loan Amount	\$ 3,187,500
Loan Points/Origination Fee	\$ (63,750)
Total Debt Financing	\$ 3,123,750
Equity Investment	\$ 1,062,500
Loan Points/Origination Fee	\$ 63,750
Acquisition Reserves (Includes Closing & Rehab Costs)	\$ 137,500
Total Out of Pocket	\$ 1,263,750
Total Annual Debt Service Payment	\$ 207,188
Consolidated Loan Constant	6.500%
Consolidated Debt Service Coverage (Year 1)	1.24
Effective Cost of Debt (Includes Points & PPP)	
Loan #1	7.80%
Loan #2	N/A
Loan #3	N/A

Residual Value & Disposition	
	Dec. 2021
Average % Increase in NOI	2.76%
% Increase in Sale Year NOI (to capitalize Year + 1 NOI)	3.00%
Terminal Cap Rate (year 10)	6.50%
Estimated Sales Price	\$ 5,179,469
Transaction Costs (% of Sales Price)	5.50%
Other Closing Costs (\$)	\$ 3,500

Performance Analysis	
Acquisition Price	\$ 4,250,000
Acquisition Closing Costs & Due Dilligence Rehab at Acquisition	\$ 15,000
Total Acquisition Reserves	\$ 122,500
Total Acquisition Cost (TAC)	\$ 137,500
Net Present Value (NPV)	\$ 4,387,500
	\$ (810,534)

Internal Rates of Return		
	IRR	MIRR
10 Year (Unleveraged)	7.75%	6.28%
10 Year (Leveraged)	10.43%	8.88%
10 Year After-Tax (Leveraged)	7.85%	6.63%

Partition of Cash Flows		
<b>(Unleveraged)</b>		
	Amount	%
PV of Pre-Sale Cash Flows	\$ 1,766,672	49.39%
PV of Net Sale Proceeds	\$ 1,810,294	50.61%
Total PV of Cash Flows	\$ 3,576,966	100.00%
<b>(After-Tax, Leveraged)</b>		
	Amount	%
PV of Pre-Sale Cash Flows	\$ 442,282	43.00%
PV of Net Sale Proceeds	\$ 586,270	57.00%
Total PV of Cash Flows	\$ 1,028,552	100.00%

Effective Duration (Macaulay Duration)	
Actual Duration of Cash Flows	10 yrs
Effective Duration	7.49 yrs

# Financing

Loan #1			
Loan Amount	3,187,500	Start	1/1/2012
Fixed Rate	5.50%	Maturity	1/1/2042
Fixed Pmt (mo)	18,098.27		
Amortization	360 mos.		
Principal Reduction	336 mos.		

Loan #2			
Loan Amount	0	Start	1/1/2012
Rate	0.00%	Maturity	N/A
Fixed Pmt (mo)	0.00		
Amortization	360 mos.		
Amortization	360 mos.		

Loan #3			
Loan Amount	0	Start	1/1/2012
Rate	0.00%	Maturity	N/A
Fixed Pmt (mo)	0.00		
Amortization	360 mos.		
Amortization	360 mos.		

Annual Summary - Loan #1	
Payments 1st Year	\$ 207,188
Loan Constant 1st Year	6.50%
Interest Only for Period?	Yes
If yes, what is the applicable Interest Only rate?	6.50%
If yes, when does amortization resume?	1/1/2014
Variable Rate for Period?*	No
If yes, when does fixed/Interest Only rate resume?	

Annual Summary - Loan #2	
Payments 1st Year	-
Loan Constant 1st Year	0.00%
Interest Only for Period?	No
If yes, what is the applicable Interest Only rate?	
If yes, when does amortization resume?	
Variable Rate for Period?*	No
If yes, when does fixed/Interest Only rate resume?	

Annual Summary - Loan #3	
Payments 1st Year	-
Loan Constant 1st Year	0.00%
Interest Only for Period?	No
If yes, what is the applicable Interest Only rate?	
If yes, when does amortization resume?	
Variable Rate for Period?*	No
If yes, when does fixed/Interest Only rate resume?	1/1/2015

\* variable rates forecast found on "Growth" worksheet; If both "Interest Only" and "Variable" are indicated, the variable rates will be used. If no resume date is selected for "Interest Only" or "Variable" rate period, it is assumed the note is interest only and/or variable till maturity

\* variable rates forecast found on "Growth" worksheet; If both "Interest Only" and "Variable" are indicated, the variable rates will be used. If no resume date is selected for "Interest Only" or "Variable" rate period, it is assumed the note is interest only and/or variable till maturity

\* variable rates forecast found on "Growth" worksheet; If both "Interest Only" and "Variable" are indicated, the variable rates will be used. If no resume date is selected for "Interest Only" or "Variable" rate period, it is assumed the note is interest only and/or variable till maturity

Amortization - Loan #1					
Pmt. #	Month	Pmt.	Interest	Principal	Balance
001	Jan. '12	\$ 17,266	\$ 17,266	\$ -	\$ 3,187,500
002	Feb. '12	\$ 17,266	\$ 17,266	\$ -	\$ 3,187,500
003	Mar. '12	\$ 17,266	\$ 17,266	\$ -	\$ 3,187,500
004	Apr. '12	\$ 17,266	\$ 17,266	\$ -	\$ 3,187,500
005	May. '12	\$ 17,266	\$ 17,266	\$ -	\$ 3,187,500
006	Jun. '12	\$ 17,266	\$ 17,266	\$ -	\$ 3,187,500
007	Jul. '12	\$ 17,266	\$ 17,266	\$ -	\$ 3,187,500
008	Aug. '12	\$ 17,266	\$ 17,266	\$ -	\$ 3,187,500
009	Sep. '12	\$ 17,266	\$ 17,266	\$ -	\$ 3,187,500
010	Oct. '12	\$ 17,266	\$ 17,266	\$ -	\$ 3,187,500
011	Nov. '12	\$ 17,266	\$ 17,266	\$ -	\$ 3,187,500
012	Dec. '12	\$ 17,266	\$ 17,266	\$ -	\$ 3,187,500
013	Jan. '13	\$ 17,266	\$ 17,266	\$ -	\$ 3,187,500
014	Feb. '13	\$ 17,266	\$ 17,266	\$ -	\$ 3,187,500
015	Mar. '13	\$ 17,266	\$ 17,266	\$ -	\$ 3,187,500
016	Apr. '13	\$ 17,266	\$ 17,266	\$ -	\$ 3,187,500
017	May. '13	\$ 17,266	\$ 17,266	\$ -	\$ 3,187,500
018	Jun. '13	\$ 17,266	\$ 17,266	\$ -	\$ 3,187,500
019	Jul. '13	\$ 17,266	\$ 17,266	\$ -	\$ 3,187,500
020	Aug. '13	\$ 17,266	\$ 17,266	\$ -	\$ 3,187,500
021	Sep. '13	\$ 17,266	\$ 17,266	\$ -	\$ 3,187,500
022	Oct. '13	\$ 17,266	\$ 17,266	\$ -	\$ 3,187,500
023	Nov. '13	\$ 17,266	\$ 17,266	\$ -	\$ 3,187,500
024	Dec. '13	\$ 17,266	\$ 17,266	\$ -	\$ 3,187,500
025	Jan. '14	\$ 18,098	\$ 14,609	\$ 3,489	\$ 3,184,011
026	Feb. '14	\$ 18,098	\$ 14,593	\$ 3,505	\$ 3,180,506
027	Mar. '14	\$ 18,098	\$ 14,577	\$ 3,521	\$ 3,176,985
028	Apr. '14	\$ 18,098	\$ 14,561	\$ 3,537	\$ 3,173,448
029	May. '14	\$ 18,098	\$ 14,545	\$ 3,553	\$ 3,169,895
030	Jun. '14	\$ 18,098	\$ 14,529	\$ 3,570	\$ 3,166,325
031	Jul. '14	\$ 18,098	\$ 14,512	\$ 3,586	\$ 3,162,739
032	Aug. '14	\$ 18,098	\$ 14,496	\$ 3,602	\$ 3,159,137
033	Sep. '14	\$ 18,098	\$ 14,479	\$ 3,619	\$ 3,155,518
034	Oct. '14	\$ 18,098	\$ 14,463	\$ 3,635	\$ 3,151,883
035	Nov. '14	\$ 18,098	\$ 14,446	\$ 3,652	\$ 3,148,230
036	Dec. '14	\$ 18,098	\$ 14,429	\$ 3,669	\$ 3,144,562
037	Jan. '15	\$ 18,098	\$ 14,413	\$ 3,686	\$ 3,140,876
038	Feb. '15	\$ 18,098	\$ 14,396	\$ 3,703	\$ 3,137,173
039	Mar. '15	\$ 18,098	\$ 14,379	\$ 3,720	\$ 3,133,454
040	Apr. '15	\$ 18,098	\$ 14,362	\$ 3,737	\$ 3,129,717
041	May. '15	\$ 18,098	\$ 14,345	\$ 3,754	\$ 3,125,963
042	Jun. '15	\$ 18,098	\$ 14,327	\$ 3,771	\$ 3,122,192
043	Jul. '15	\$ 18,098	\$ 14,310	\$ 3,788	\$ 3,118,404
044	Aug. '15	\$ 18,098	\$ 14,293	\$ 3,806	\$ 3,114,599
045	Sep. '15	\$ 18,098	\$ 14,275	\$ 3,823	\$ 3,110,776
046	Oct. '15	\$ 18,098	\$ 14,258	\$ 3,841	\$ 3,106,935
047	Nov. '15	\$ 18,098	\$ 14,240	\$ 3,858	\$ 3,103,077
048	Dec. '15	\$ 18,098	\$ 14,222	\$ 3,876	\$ 3,099,201
049	Jan. '16	\$ 18,098	\$ 14,205	\$ 3,894	\$ 3,095,307
050	Feb. '16	\$ 18,098	\$ 14,187	\$ 3,911	\$ 3,091,396

Amortization - Loan #2					
Pmt. #	Month	Pmt.	Interest	Principal	Balance
001	Jan. '12	\$ -	\$ -	\$ -	\$ -
002	Feb. '12	\$ -	\$ -	\$ -	\$ -
003	Mar. '12	\$ -	\$ -	\$ -	\$ -
004	Apr. '12	\$ -	\$ -	\$ -	\$ -
005	May. '12	\$ -	\$ -	\$ -	\$ -
006	Jun. '12	\$ -	\$ -	\$ -	\$ -
007	Jul. '12	\$ -	\$ -	\$ -	\$ -
008	Aug. '12	\$ -	\$ -	\$ -	\$ -
009	Sep. '12	\$ -	\$ -	\$ -	\$ -
010	Oct. '12	\$ -	\$ -	\$ -	\$ -
011	Nov. '12	\$ -	\$ -	\$ -	\$ -
012	Dec. '12	\$ -	\$ -	\$ -	\$ -
013	Jan. '13	\$ -	\$ -	\$ -	\$ -
014	Feb. '13	\$ -	\$ -	\$ -	\$ -
015	Mar. '13	\$ -	\$ -	\$ -	\$ -
016	Apr. '13	\$ -	\$ -	\$ -	\$ -
017	May. '13	\$ -	\$ -	\$ -	\$ -
018	Jun. '13	\$ -	\$ -	\$ -	\$ -
019	Jul. '13	\$ -	\$ -	\$ -	\$ -
020	Aug. '13	\$ -	\$ -	\$ -	\$ -
021	Sep. '13	\$ -	\$ -	\$ -	\$ -
022	Oct. '13	\$ -	\$ -	\$ -	\$ -
023	Nov. '13	\$ -	\$ -	\$ -	\$ -
024	Dec. '13	\$ -	\$ -	\$ -	\$ -
025	Jan. '14	\$ -	\$ -	\$ -	\$ -
026	Feb. '14	\$ -	\$ -	\$ -	\$ -
027	Mar. '14	\$ -	\$ -	\$ -	\$ -
028	Apr. '14	\$ -	\$ -	\$ -	\$ -
029	May. '14	\$ -	\$ -	\$ -	\$ -
030	Jun. '14	\$ -	\$ -	\$ -	\$ -
031	Jul. '14	\$ -	\$ -	\$ -	\$ -
032	Aug. '14	\$ -	\$ -	\$ -	\$ -
033	Sep. '14	\$ -	\$ -	\$ -	\$ -
034	Oct. '14	\$ -	\$ -	\$ -	\$ -
035	Nov. '14	\$ -	\$ -	\$ -	\$ -
036	Dec. '14	\$ -	\$ -	\$ -	\$ -
037	Jan. '15	\$ -	\$ -	\$ -	\$ -
038	Feb. '15	\$ -	\$ -	\$ -	\$ -
039	Mar. '15	\$ -	\$ -	\$ -	\$ -
040	Apr. '15	\$ -	\$ -	\$ -	\$ -
041	May. '15	\$ -	\$ -	\$ -	\$ -
042	Jun. '15	\$ -	\$ -	\$ -	\$ -
043	Jul. '15	\$ -	\$ -	\$ -	\$ -
044	Aug. '15	\$ -	\$ -	\$ -	\$ -
045	Sep. '15	\$ -	\$ -	\$ -	\$ -
046	Oct. '15	\$ -	\$ -	\$ -	\$ -
047	Nov. '15	\$ -	\$ -	\$ -	\$ -
048	Dec. '15	\$ -	\$ -	\$ -	\$ -
049	Jan. '16	\$ -	\$ -	\$ -	\$ -
050	Feb. '16	\$ -	\$ -	\$ -	\$ -

Amortization - Loan #3					
Pmt. #	Month	Pmt.	Interest	Principal	Balance
001	Jan. '12	\$ -	\$ -	\$ -	\$ -
002	Feb. '12	\$ -	\$ -	\$ -	\$ -
003	Mar. '12	\$ -	\$ -	\$ -	\$ -
004	Apr. '12	\$ -	\$ -	\$ -	\$ -
005	May. '12	\$ -	\$ -	\$ -	\$ -
006	Jun. '12	\$ -	\$ -	\$ -	\$ -
007	Jul. '12	\$ -	\$ -	\$ -	\$ -
008	Aug. '12	\$ -	\$ -	\$ -	\$ -
009	Sep. '12	\$ -	\$ -	\$ -	\$ -
010	Oct. '12	\$ -	\$ -	\$ -	\$ -
011	Nov. '12	\$ -	\$ -	\$ -	\$ -
012	Dec. '12	\$ -	\$ -	\$ -	\$ -
013	Jan. '13	\$ -	\$ -	\$ -	\$ -
014	Feb. '13	\$ -	\$ -	\$ -	\$ -
015	Mar. '13	\$ -	\$ -	\$ -	\$ -
016	Apr. '13	\$ -	\$ -	\$ -	\$ -
017	May. '13	\$ -	\$ -	\$ -	\$ -
018	Jun. '13	\$ -	\$ -	\$ -	\$ -
019	Jul. '13	\$ -	\$ -	\$ -	\$ -
020	Aug. '13	\$ -	\$ -	\$ -	\$ -
021	Sep. '13	\$ -	\$ -	\$ -	\$ -
022	Oct. '13	\$ -	\$ -	\$ -	\$ -
023	Nov. '13	\$ -	\$ -	\$ -	\$ -
024	Dec. '13	\$ -	\$ -	\$ -	\$ -
025	Jan. '14	\$ -	\$ -	\$ -	\$ -
026	Feb. '14	\$ -	\$ -	\$ -	\$ -
027	Mar. '14	\$ -	\$ -	\$ -	\$ -
028	Apr. '14	\$ -	\$ -	\$ -	\$ -
029	May. '14	\$ -	\$ -	\$ -	\$ -
030	Jun. '14	\$ -	\$ -	\$ -	\$ -
031	Jul. '14	\$ -	\$ -	\$ -	\$ -
032	Aug. '14	\$ -	\$ -	\$ -	\$ -
033	Sep. '14	\$ -	\$ -	\$ -	\$ -
034	Oct. '14	\$ -	\$ -	\$ -	\$ -
035	Nov. '14	\$ -	\$ -	\$ -	\$ -
036	Dec. '14	\$ -	\$ -	\$ -	\$ -
037	Jan. '15	\$ -	\$ -	\$ -	\$ -
038	Feb. '15	\$ -	\$ -	\$ -	\$ -
039	Mar. '15	\$ -	\$ -	\$ -	\$ -
040	Apr. '15	\$ -	\$ -	\$ -	\$ -
041	May. '15	\$ -	\$ -	\$ -	\$ -
042	Jun. '15	\$ -	\$ -	\$ -	\$ -
043	Jul. '15	\$ -	\$ -	\$ -	\$ -
044	Aug. '15	\$ -	\$ -	\$ -	\$ -
045	Sep. '15	\$ -	\$ -	\$ -	\$ -
046	Oct. '15	\$ -	\$ -	\$ -	\$ -
047	Nov. '15	\$ -	\$ -	\$ -	\$ -
048	Dec. '15	\$ -	\$ -	\$ -	\$ -
049	Jan. '16	\$ -	\$ -	\$ -	\$ -
050	Feb. '16	\$ -	\$ -	\$ -	\$ -

# Rent Roll

Acquisition Date 1/1/2012

Unit Breakdown										Turnovers		
Unit #	Bedroom	Bathroom	Sq.Ft	Lease		Previous Year Rents	Current Rents	Proforma (Yr 1) Rents	Proforma Rents Annualized	Turnover %	\$/Turnover	Turnover \$/yr
				Begin/Most Recent Renewal	Lease End							
1	2	1	1,000	1/1/2012	12/31/2012	\$ 1,000	\$ 1,100	\$ 1,325	\$ 13,200	15%	\$ 500	\$ 75
2	2	1	1,000	1/1/2012	12/31/2012	\$ 1,000	\$ 1,100	\$ 1,325	\$ 13,200	15%	\$ 500	\$ 75
3	2	1	1,000	1/1/2012	12/31/2012	\$ 1,000	\$ 1,100	\$ 1,325	\$ 13,200	15%	\$ 500	\$ 75
4	2	1	1,000	1/1/2012	12/31/2012	\$ 1,000	\$ 1,100	\$ 1,325	\$ 13,200	15%	\$ 500	\$ 75
5	2	1	1,000	1/1/2012	12/31/2012	\$ 1,000	\$ 1,100	\$ 1,325	\$ 13,200	15%	\$ 500	\$ 75
6	2	1	1,000	1/1/2012	12/31/2012	\$ 1,000	\$ 1,100	\$ 1,325	\$ 13,200	15%	\$ 500	\$ 75
7	2	1	1,000	1/1/2012	12/31/2012	\$ 1,000	\$ 1,100	\$ 1,325	\$ 13,200	15%	\$ 500	\$ 75
8	2	1	1,000	1/1/2012	12/31/2012	\$ 1,000	\$ 1,100	\$ 1,325	\$ 13,200	15%	\$ 500	\$ 75
9	2	1	1,000	1/1/2012	12/31/2012	\$ 1,000	\$ 1,100	\$ 1,325	\$ 13,200	15%	\$ 500	\$ 75
10	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
11	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
12	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
13	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
14	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
15	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
16	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
17	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
18	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
19	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
20	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
21	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
22	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
23	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
24	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
25	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
26	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
27	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
28	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
29	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
30	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
31	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
32	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
33	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
34	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
35	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
36	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
37	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
38	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
39	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
40	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
41	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
42	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
43	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
44	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
45	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
46	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
47	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
48	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
49	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
50	2	1	850	1/1/2012	12/31/2012	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75

Type	Bedroom	Bathroom	Sq.Ft	Lease		Previous Year Rents	Current Rents	Proforma (Yr 1) Rents	Proforma Rents Annualized	Turnover %	\$/Turnover	Turnover \$/yr
				Begin/Most Recent	Lease End							
Total	54	55	43,850	N/A	N/A	\$ 47,950	\$ 50,900	\$ 61,125	\$ 610,800	N/A	\$ 132,500	\$ 3,750
Minimum	N/A	N/A	850	N/A	N/A	\$ 950	\$ 1,000	\$ 1,200	\$ 12,000	15%	\$ 500	\$ 75
Maximum	N/A	N/A	1,000	N/A	N/A	\$ 1,000	\$ 1,100	\$ 1,325	\$ 13,200	15%	\$ 500	\$ 75
Average/Unit	N/A	N/A	877	N/A	N/A	\$ 959	\$ 1,018	\$ 1,223	\$ 12,216	15%	\$ 2,500	\$ 71
Average/Sq.Ft.	N/A	N/A	N/A	N/A	N/A	\$ 1.09	\$ 1.16	\$ 1.39	\$ 13.93	0%	\$ 3.02	\$ 0.09

# Income & Expenses

Acquisition Date: Jan. 2012  
 Sale Date: Dec. 2021

Number of Units: 54

Results from Operations	Previous Year			Current Year*			Pro Forma (Yr 1)			
	2011	Per Unit	Note	2012	Per Unit	Note	Pro Forma %	2013	Per Unit	Note
Market Rent	\$ 575,400	10,656	1	\$ 630,000	11,667	2		\$ 610,800	11,311	3
Loss to Lease %	4.1%			2.7%				2.5%		
Loss to Lease	<u>\$ (23,850)</u>	(442)		<u>\$ (17,000)</u>	(315)		2.50%	<u>\$ (15,270)</u>	(283)	
<b>Gross Potential Rent</b>	<b>\$ 551,550</b>	10,214		<b>\$ 613,000</b>	11,352			<b>\$ 595,530</b>	11,028	
Vacancy Loss %	10.9%			9.8%				7.5%		
Vacancy	<u>\$ (60,000)</u>	(1,111)		<u>\$ (60,000)</u>	(1,111)		7.50%	<u>\$ (44,665)</u>	(827)	
Other Rental Loss %	1.7%			1.2%				1.25%		
Bad Debt	<u>\$ (2,758)</u>	(51)		<u>\$ (1,166)</u>	(22)		0.50%	<u>\$ (2,978)</u>	(55)	
Concessions	<u>\$ (6,500)</u>	(120)		<u>\$ (6,000)</u>	(111)		0.75%	<u>\$ (4,466)</u>	(83)	
Total Rent Loss	<b>\$ (69,258)</b>	(1,283)		<b>\$ (67,166)</b>	(1,244)		1.25%	<b>\$ (52,109)</b>	(965)	
Damages/Cleaning/Forfeited Deposits	<u>\$ 7,586</u>			<u>\$ 2,500</u>	46		1.50%	<u>\$ 8,933</u>	165	
Late Fees	<u>\$ 31,528</u>	584		<u>\$ 3,000</u>	56		5.00%	<u>\$ 29,777</u>	551	
Reimbursements	<u>\$ -</u>	-		<u>\$ 2,000</u>	37		0.00%	<u>\$ -</u>	-	
Misc. Items	<u>\$ 1,265</u>	23		<u>\$ 5,000</u>	93		0.25%	<u>\$ 1,489</u>	28	
Total Other Income	<b>\$ 40,379</b>	748		<b>\$ 12,500</b>	231		6.75%	<b>\$ 40,198</b>	744	
<b>EGI</b>	<b>\$ 522,671</b>	9,679		<b>\$ 558,334</b>	10,340			<b>\$ 583,619</b>	10,808	
Mgt. Fee	<u>\$ 27,500</u>	509		<u>\$ 27,000</u>	500		5.00%	<u>\$ 29,181</u>	540	
Payroll	<u>\$ 115,098</u>	2,131		<u>\$ 130,000</u>	2,407			<u>\$ 146,460</u>	2,712	
Payroll Taxes & Benefits	<u>\$ 8,654</u>	160		<u>\$ 9,000</u>	167		7.50%	<u>\$ 10,985</u>	203	
Bookkeeping & Accounting	<u>\$ 18,500</u>	343		<u>\$ 11,796</u>	218			<u>\$ 20,000</u>	370	
Legal & Professional	<u>\$ 3,675</u>	68		<u>\$ -</u>	-			<u>\$ 2,500</u>	46	
Office Supplies & Other	<u>\$ 968</u>	18		<u>\$ 516</u>	10			<u>\$ 850</u>	16	
Total Administrative	<b>\$ 23,143</b>	429		<b>\$ 12,312</b>	228			<b>\$ 23,350</b>	432	
Turnover	<u>\$ 4,580</u>	85		<u>\$ 1,736</u>	32			<u>\$ 3,750</u>	69	
Plumbing / HVAC	<u>\$ 2,245</u>	42		<u>\$ 2,800</u>	52			<u>\$ 2,523</u>	47	
Janitorial	<u>\$ 3,157</u>	58		<u>\$ 4,000</u>	74			<u>\$ 3,800</u>	70	
Landscaping	<u>\$ -</u>	-		<u>\$ -</u>	-			<u>\$ -</u>	-	
Pest Control	<u>\$ 1,985</u>	37		<u>\$ 2,000</u>	37			<u>\$ 2,500</u>	46	
Fire & Safety	<u>\$ 1,786</u>	33		<u>\$ 1,000</u>	19			<u>\$ 2,000</u>	37	
Security	<u>\$ 4,589</u>	85		<u>\$ 1,500</u>	28			<u>\$ 5,000</u>	93	
Total Repairs & Maintenance	<b>\$ 18,342</b>	340		<b>\$ 13,036</b>	241			<b>\$ 19,573</b>	362	
Promotional & Advertising	<u>\$ 526</u>	10		<u>\$ 2,000</u>	37			<u>\$ 5,000</u>	93	
Electricity (vacant and/or common)	<u>\$ 1,658</u>	31		<u>\$ 1,700</u>	31			<u>\$ 1,250</u>	23	
Gas (vacant and/or common)	<u>\$ -</u>	-		<u>\$ -</u>	-			<u>\$ -</u>	-	
Water	<u>\$ 2,586</u>	48		<u>\$ 3,000</u>	56			<u>\$ 3,500</u>	65	
Sewer	<u>\$ 3,487</u>	65		<u>\$ 3,500</u>	65			<u>\$ 4,200</u>	78	
Cable	<u>\$ -</u>	-		<u>\$ -</u>	-			<u>\$ -</u>	-	
Garbage Collection	<u>\$ 6,215</u>	115.09		<u>\$ 7,000</u>	129.63			<u>\$ 7,500</u>	138.89	
Total Utilities	<b>\$ 13,946</b>	258		<b>\$ 15,200</b>	281			<b>\$ 16,450</b>	305	
Real Estate Taxes	<u>\$ 65,328</u>	1,210		<u>\$ 64,000</u>	1,185			<u>\$ 53,729</u>	995	
Property Insurance	<u>\$ 11,538</u>	214		<u>\$ 12,000</u>	222			<u>\$ 12,000</u>	222	
Operating Expenses	<b>\$ 284,075</b>	5,261		<b>\$ 284,548</b>	5,269			<b>\$ 316,727</b>	5,865	
Replacement Reserves	<u>\$ -</u>	-		<u>\$ -</u>	-		\$200 PUPY	<u>\$ 10,800</u>	200	
<b>Total Expenses</b>	<b>\$ 284,075</b>	5,261		<b>\$ 284,548</b>	5,269			<b>\$ 327,527</b>	6,065	
Total Expenses as % of EGI	54.4%	0		51.0%	0			56.1%	0	
<b>NOI</b>	<b>238,596</b>	4,418		<b>273,786</b>	5,070			<b>256,092</b>	4,742	

# Income & Expenses - Notes

Note #

- 1 Example Comment.....
- 2 Second Example Comment....
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10



# Growth Rates

Market Rent Forecast		Annual Growth Rates									
		yr. 1	yr. 2	yr. 3	yr. 4	yr. 5	yr. 6	yr. 7	yr. 8	yr. 9	yr. 10
Pro Forma = Yr 1		N/A	2.00%	2.50%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
<b>"Pro Forma"</b>											
Market Rent	610,800	610,800	623,016	638,591	657,749	677,482	697,806	718,740	740,302	762,512	785,387

Vacancies, Concessions & Write-Offs		Percentage (%) of Market Rent									
		yr. 1	yr. 2	yr. 3	yr. 4	yr. 5	yr. 6	yr. 7	yr. 8	yr. 9	yr. 10
<b>"Pro Forma"</b>											
Loss To Lease	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
		Percentage (%) of Gross Potential Rent									
Vacancy	7.50%	7.50%	6.50%	5.50%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Bad Debt	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Concessions	0.75%	0.75%	0.75%	0.75%	0.50%	0.50%	0.25%	0.25%	0.25%	0.25%	0.25%

Other Income Forecast		Annual Growth Rates									
		yr. 1	yr. 2	yr. 3	yr. 4	yr. 5	yr. 6	yr. 7	yr. 8	yr. 9	yr. 10
Pro Forma = Yr 1		N/A	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
<b>"Pro Forma"</b>											
Damages/Cleaning/Deposits	8,933	8,933	9,112	9,294	9,480	9,669	9,863	10,060	10,261	10,466	10,676
Late Fees	29,777	29,777	30,372	30,979	31,599	32,231	32,876	33,533	34,204	34,888	35,586
Reimbursements	-	-	-	-	-	-	-	-	-	-	-
Misc. Items	1,489	1,489	1,519	1,549	1,580	1,612	1,644	1,677	1,710	1,744	1,779
<b>Other Income</b>	<b>40,198</b>	<b>40,198</b>	<b>41,002</b>	<b>41,822</b>	<b>42,659</b>	<b>43,512</b>	<b>44,382</b>	<b>45,270</b>	<b>46,175</b>	<b>47,099</b>	<b>48,041</b>

Operating Expenses Forecast		Annual Growth Rates									
		yr. 1	yr. 2	yr. 3	yr. 4	yr. 5	yr. 6	yr. 7	yr. 8	yr. 9	yr. 10
Management Fee	5.00% of EGI	29,181	29,181	30,068	31,121	32,583	33,540	34,610	35,626	36,672	37,749
Payroll Tax & Benefits	7.50% of Payroll	10,985	10,985	11,259	11,541	11,887	12,303	12,764	13,275	13,839	14,462
		yr. 1	yr. 2	yr. 3	yr. 4	yr. 5	yr. 6	yr. 7	yr. 8	yr. 9	yr. 10
Pro Forma = Yr 1		N/A	2.50%	2.50%	3.00%	3.50%	3.75%	4.00%	4.25%	4.50%	4.75%
<b>"Pro Forma"</b>											
Payroll	146,460	146,460	150,122	153,875	158,491	164,038	170,189	176,997	184,519	192,823	201,982
Bookkeeping & Accounting	20,000	20,000	20,500	21,013	21,643	22,400	23,240	24,170	25,197	26,331	27,582
Legal & Professional	2,500	2,500	2,563	2,627	2,705	2,800	2,905	3,021	3,150	3,291	3,448
Office Supplies & Other	850	850	871	893	920	952	988	1,027	1,071	1,119	1,172
Turnover	3,750	3,750	3,844	3,940	4,058	4,200	4,358	4,532	4,724	4,937	5,172
Plumbing / HVAC	2,523	2,523	2,586	2,651	2,730	2,826	2,932	3,049	3,179	3,322	3,479
Janitorial	3,800	3,800	3,895	3,992	4,112	4,256	4,416	4,592	4,787	5,003	5,241
Landscaping	-	-	-	-	-	-	-	-	-	-	-
Pest Control	2,500	2,500	2,563	2,627	2,705	2,800	2,905	3,021	3,150	3,291	3,448
Fire & Safety	2,000	2,000	2,050	2,101	2,164	2,240	2,324	2,417	2,520	2,633	2,758
Security	5,000	5,000	5,125	5,253	5,411	5,600	5,810	6,043	6,299	6,583	6,895
Promotional & Advertising	5,000	5,000	5,125	5,253	5,411	5,600	5,810	6,043	6,299	6,583	6,895
Electricity	1,250	1,250	1,281	1,313	1,353	1,400	1,453	1,511	1,575	1,646	1,724
Gas	-	-	-	-	-	-	-	-	-	-	-
Water	3,500	3,500	3,588	3,677	3,788	3,920	4,067	4,230	4,410	4,608	4,827
Sewer	4,200	4,200	4,305	4,413	4,545	4,704	4,880	5,076	5,291	5,530	5,792
Cable	-	-	-	-	-	-	-	-	-	-	-
Garbage Collection	7,500	7,500	7,688	7,880	8,116	8,400	8,715	9,064	9,449	9,874	10,343
Real Estate Taxes	53,729	53,729	55,072	56,449	58,142	60,177	62,434	64,931	67,690	70,737	74,097
Property Insurance	12,000	12,000	12,300	12,608	12,986	13,440	13,944	14,502	15,118	15,799	16,549
Replacement Reserves	10,800	10,800	11,070	11,347	11,687	12,096	12,550	13,052	13,607	14,219	14,894
<b>Total Operating Expenses</b>	<b>327,527</b>	<b>327,527</b>	<b>335,873</b>	<b>344,571</b>	<b>355,437</b>	<b>367,693</b>	<b>381,294</b>	<b>396,177</b>	<b>412,547</b>	<b>430,538</b>	<b>450,305</b>

Terminal Capitalization Rate												
		yr. 0	yr. 1	yr. 2	yr. 3	yr. 4	yr. 5	yr. 6	yr. 7	yr. 8	yr. 9	yr. 10
Terminal CAP Rate*		6.03%	6.07%	6.12%	6.17%	6.22%	6.26%	6.31%	6.36%	6.41%	6.45%	6.50%

Terminal Capitalization Rate												
		yr. 0	yr. 1	yr. 2	yr. 3	yr. 4	yr. 5	yr. 6	yr. 7	yr. 8	yr. 9	yr. 10
Variable Interest Rates**		5.75%	6.00%	6.25%	6.50%	6.75%	7.00%	7.25%	7.50%	7.50%	7.75%	8.00%

Note: Year 1 is the base year for purposes of calculating Annual Growth Rates - the value will always be zero.

\* Terminal CAP in Year 0 is equal to the Pro Forma (purchase) CAP Rate

\*\* The Variable Interest Rate you expect to prevail by the end of each year



# Pre-Tax IRR

## UNLEVERAGED ("ALL CASH") INTERNAL RATE OF RETURN

Equity Invested = 4,387,500  
Total Debt = -

		POTENTIAL RETURN FROM INVESTMENT AT END OF EACH YEAR									
		yr. 1	yr. 2	yr. 3	yr. 4	yr. 5	yr. 6	yr. 7	yr. 8	yr. 9	yr. 10
Year Begins		Jan. '12	Jan. '13	Jan. '14	Jan. '15	Jan. '16	Jan. '17	Jan. '18	Jan. '19	Jan. '20	Jan. '21
(A)	NOI	256,092	265,493	277,851	296,232	303,099	310,905	316,344	320,897	324,447	326,860
	Terminal Cap Rate	6.07%	6.12%	6.17%	6.22%	6.26%	6.31%	6.36%	6.41%	6.45%	6.50%
	Gross Sale Proceeds	4,371,602	4,539,627	4,802,729	4,876,570	4,964,277	5,013,152	5,047,372	5,065,423	5,065,573	5,179,469
	Total Cost of Sale	(243,938)	(253,179)	(267,650)	(271,711)	(276,535)	(279,223)	(281,105)	(282,098)	(282,107)	(288,371)
(B)	Net Sale Proceeds	4,127,664	4,286,448	4,535,079	4,604,858	4,687,741	4,733,928	4,766,267	4,783,325	4,783,467	4,891,098
<b>Total Distributable (A+B)</b>		<b>4,383,756</b>	<b>4,551,941</b>	<b>4,812,929</b>	<b>4,901,090</b>	<b>4,990,841</b>	<b>5,044,834</b>	<b>5,082,611</b>	<b>5,104,222</b>	<b>5,107,914</b>	<b>5,217,958</b>

		POTENTIAL RETURN ON INVESTMENT AT END OF EACH YEAR										
		yr. 0	yr. 1	yr. 2	yr. 3	yr. 4	yr. 5	yr. 6	yr. 7	yr. 8	yr. 9	yr. 10
Year of Sale	All Cash IRR	Dec. '11	Jan. '12	Jan. '13	Jan. '14	Jan. '15	Jan. '16	Jan. '17	Jan. '18	Jan. '19	Jan. '20	Jan. '21
yr. 1	-0.09%	(4,387,500)	4,383,756	-	-	-	-	-	-	-	-	-
yr. 2	4.94%	(4,387,500)	256,092	4,551,941	-	-	-	-	-	-	-	-
yr. 3	7.30%	(4,387,500)	256,092	265,493	4,812,929	-	-	-	-	-	-	-
yr. 4	7.53%	(4,387,500)	256,092	265,493	277,851	4,901,090	-	-	-	-	-	-
yr. 5	7.72%	(4,387,500)	256,092	265,493	277,851	296,232	4,990,841	-	-	-	-	-
yr. 6	7.74%	(4,387,500)	256,092	265,493	277,851	296,232	303,099	5,044,834	-	-	-	-
yr. 7	7.72%	(4,387,500)	256,092	265,493	277,851	296,232	303,099	310,905	5,082,611	-	-	-
yr. 8	7.68%	(4,387,500)	256,092	265,493	277,851	296,232	303,099	310,905	316,344	5,104,222	-	-
yr. 9	7.62%	(4,387,500)	256,092	265,493	277,851	296,232	303,099	310,905	316,344	320,897	5,107,914	-
yr. 10	7.75%	(4,387,500)	256,092	265,493	277,851	296,232	303,099	310,905	316,344	320,897	324,447	5,217,958

## LEVERAGED INTERNAL RATE OF RETURN

Equity Invested = 1,263,750  
Total Debt = 3,123,750

		POTENTIAL RETURN FROM INVESTMENT AT END OF EACH YEAR									
		yr. 1	yr. 2	yr. 3	yr. 4	yr. 5	yr. 6	yr. 7	yr. 8	yr. 9	yr. 10
Year Begins		Jan. '12	Jan. '13	Jan. '14	Jan. '15	Jan. '16	Jan. '17	Jan. '18	Jan. '19	Jan. '20	Jan. '21
	NOI	256,092	265,493	277,851	296,232	303,099	310,905	316,344	320,897	324,447	326,860
	Total Debt Service	(207,188)	(207,188)	(217,179)	(217,179)	(217,179)	(217,179)	(217,179)	(217,179)	(217,179)	(217,179)
(C)	Before Tax Cash Flow (BTCF)	48,905	58,306	60,671	79,053	85,920	93,726	99,165	103,718	107,268	109,680
	Gross Sale Proceeds	4,371,602	4,539,627	4,802,729	4,876,570	4,964,277	5,013,152	5,047,372	5,065,423	5,065,573	5,179,469
	Total Cost of Sale	(243,938)	(253,179)	(267,650)	(271,711)	(276,535)	(279,223)	(281,105)	(282,098)	(282,107)	(288,371)
	Total Balance Outstanding	(3,187,500)	(3,187,500)	(3,144,562)	(3,099,201)	(3,051,282)	(3,000,659)	(2,947,182)	(2,890,687)	(2,831,006)	(2,767,959)
	Total Prepayment Penalties	(63,750)	(63,750)	(62,891)	(61,984)	(61,026)	(60,013)	(58,944)	(57,814)	(56,620)	(55,359)
(D)	Net Sale Proceeds	876,414	1,035,198	1,327,626	1,443,673	1,575,434	1,673,256	1,760,142	1,834,824	1,895,840	2,067,780
<b>Total Before-Tax Distributable (C+D)</b>		<b>925,319</b>	<b>1,093,503</b>	<b>1,388,297</b>	<b>1,522,726</b>	<b>1,661,354</b>	<b>1,766,982</b>	<b>1,859,306</b>	<b>1,938,542</b>	<b>2,003,108</b>	<b>2,177,460</b>

		POTENTIAL RETURN ON INVESTMENT AT END OF EACH YEAR										
		yr. 0	yr. 1	yr. 2	yr. 3	yr. 4	yr. 5	yr. 6	yr. 7	yr. 8	yr. 9	yr. 10
Year of Sale	Leveraged IRR	Dec. '11	Jan. '12	Jan. '13	Jan. '14	Jan. '15	Jan. '16	Jan. '17	Jan. '18	Jan. '19	Jan. '20	Jan. '21
yr. 1	-27.23%	(1,263,750)	925,319	-	-	-	-	-	-	-	-	-
yr. 2	-5.12%	(1,263,750)	48,905	1,093,503	-	-	-	-	-	-	-	-
yr. 3	6.11%	(1,263,750)	48,905	58,306	1,388,297	-	-	-	-	-	-	-
yr. 4	8.14%	(1,263,750)	48,905	58,306	60,671	1,522,726	-	-	-	-	-	-
yr. 5	9.43%	(1,263,750)	48,905	58,306	60,671	79,053	1,661,354	-	-	-	-	-
yr. 6	9.87%	(1,263,750)	48,905	58,306	60,671	79,053	85,920	1,766,982	-	-	-	-
yr. 7	10.06%	(1,263,750)	48,905	58,306	60,671	79,053	85,920	93,726	1,859,306	-	-	-
yr. 8	10.09%	(1,263,750)	48,905	58,306	60,671	79,053	85,920	93,726	99,165	1,938,542	-	-
yr. 9	10.03%	(1,263,750)	48,905	58,306	60,671	79,053	85,920	93,726	99,165	103,718	2,003,108	-
yr. 10	10.43%	(1,263,750)	48,905	58,306	60,671	79,053	85,920	93,726	99,165	103,718	107,268	2,177,460

**After-Tax IRR \***

Amortization of Loan Points			
	Loan #1	Loan #2	Loan #3
Amortization Period (yrs)	30 yrs	30 yrs	30 yrs
Total Amortized Loan Points	\$21,250	\$0	\$0
Total Unamortized Loan Points	\$42,500	\$0	\$0
Total Amortizable Loan Points	\$63,750	\$0	\$0

**INCOME TAXES FROM OPERATIONS**

*Income Tax Calculations*

	yr. 1	yr. 2	yr. 3	yr. 4	yr. 5	yr. 6	yr. 7	yr. 8	yr. 9	yr. 10
	Jan. '12	Jan. '13	Jan. '14	Jan. '15	Jan. '16	Jan. '17	Jan. '18	Jan. '19	Jan. '20	Jan. '21
NOI	256,092	265,493	277,851	296,232	303,099	310,905	316,344	320,897	324,447	326,860
Less: Interest Expenses	(207,188)	(207,188)	(174,241)	(171,819)	(169,260)	(166,557)	(163,702)	(160,685)	(157,498)	(154,132)
Less: Amortized Loan Points	(2,125)	(2,125)	(2,125)	(2,125)	(2,125)	(2,125)	(2,125)	(2,125)	(2,125)	(2,125)
Less: Depreciation	(114,349)	(119,250)	(119,250)	(119,250)	(119,250)	(119,250)	(119,250)	(119,250)	(119,250)	(119,250)
Taxable Base (Before Carryforward)	(67,569)	(63,069)	(17,765)	3,038	12,464	22,973	31,267	38,837	45,574	51,353
Cumulative Carryforward Loss	(5,631)	(5,256)	(1,390)	-	-	-	-	-	-	-
Taxable Base (After Carryforward)	-	-	-	3,038	12,464	22,973	31,267	38,837	45,574	51,353
<b>Income Taxes @ 35.0%</b>	-	-	-	<b>1,063</b>	<b>4,363</b>	<b>8,041</b>	<b>10,944</b>	<b>13,593</b>	<b>15,951</b>	<b>17,974</b>
NOI	256,092	265,493	277,851	296,232	303,099	310,905	316,344	320,897	324,447	326,860
Less: Debt Service	(207,188)	(207,188)	(217,179)	(217,179)	(217,179)	(217,179)	(217,179)	(217,179)	(217,179)	(217,179)
Before Tax Cash Flow (BTCF)	48,905	58,306	60,671	79,053	85,920	93,726	99,165	103,718	107,268	109,680
Less: Income Taxes	-	-	-	(1,063)	(4,363)	(8,041)	(10,944)	(13,593)	(15,951)	(17,974)
<b>After Tax Cash Flow (ATCF)</b>	<b>48,905</b>	<b>58,306</b>	<b>60,671</b>	<b>77,989</b>	<b>81,558</b>	<b>85,685</b>	<b>88,221</b>	<b>90,125</b>	<b>91,317</b>	<b>91,707</b>

**CAPITAL GAINS FROM DISPOSITION & RECAPTURE OF DEPRECIATION**

	yr. 1	yr. 2	yr. 3	yr. 4	yr. 5	yr. 6	yr. 7	yr. 8	yr. 9	yr. 10
	Jan. '12	Jan. '13	Jan. '14	Jan. '15	Jan. '16	Jan. '17	Jan. '18	Jan. '19	Jan. '20	Jan. '21
Cumulative Depreciation / Recapture	114,349	233,599	352,849	472,099	591,349	710,599	829,849	949,099	1,068,349	1,187,599
(A) <b>Recapture Taxes @ 25.0%</b>	-	-	-	<b>118,025</b>	<b>147,837</b>	<b>177,650</b>	<b>207,462</b>	<b>237,275</b>	<b>267,087</b>	<b>296,900</b>
Acquisition Price	4,250,000	4,250,000	4,250,000	4,250,000	4,250,000	4,250,000	4,250,000	4,250,000	4,250,000	4,250,000
Plus: Acquisition Cost	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Plus: Capital Expenditures	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500
Basis	4,387,500	4,387,500	4,387,500	4,387,500	4,387,500	4,387,500	4,387,500	4,387,500	4,387,500	4,387,500
Less: Cumulative Depreciation	(114,349)	(233,599)	(352,849)	(472,099)	(591,349)	(710,599)	(829,849)	(949,099)	(1,068,349)	(1,187,599)
Adjusted Basis	4,273,151	4,153,901	4,034,651	3,915,401	3,796,151	3,676,901	3,557,651	3,438,401	3,319,151	3,199,901
Sales Value	4,371,602	4,539,627	4,802,729	4,876,570	4,964,277	5,013,152	5,047,372	5,065,423	5,065,573	5,179,469
Less: Total Cost of Sale	(243,938)	(253,179)	(267,650)	(271,711)	(276,535)	(279,223)	(281,105)	(282,098)	(282,107)	(288,371)
Less: Unamortized Loan Points	(61,625)	(59,500)	(57,375)	(55,250)	(53,125)	(51,000)	(48,875)	(46,750)	(44,625)	(42,500)
Less: Accumulated Loss	(67,569)	(130,639)	(148,404)	(148,404)	(148,404)	(148,404)	(148,404)	(148,404)	(148,404)	(148,404)
Less: Adjusted Basis	(4,273,151)	(4,153,901)	(4,034,651)	(3,915,401)	(3,796,151)	(3,676,901)	(3,557,651)	(3,438,401)	(3,319,151)	(3,199,901)
Taxable Gain/ (Loss)	(274,681)	(57,592)	294,649	485,804	690,062	857,624	1,011,337	1,149,771	1,271,287	1,500,294
(B) <b>State Capital Gains Taxes @ 9.3%</b>	-	-	<b>27,491</b>	<b>45,325</b>	<b>64,383</b>	<b>80,016</b>	<b>94,358</b>	<b>107,274</b>	<b>118,611</b>	<b>139,977</b>
Taxable Gain/ (Loss)	(274,681)	(57,592)	294,649	485,804	690,062	857,624	1,011,337	1,149,771	1,271,287	1,500,294
Less: Recapture	(114,349)	(233,599)	(352,849)	(472,099)	(591,349)	(710,599)	(829,849)	(949,099)	(1,068,349)	(1,187,599)
Capital Gain/ (Loss)	(389,031)	(291,191)	(58,200)	13,705	98,713	147,025	181,488	200,671	202,938	312,694
(C) <b>Fed. Capital Gains Taxes @ 15.0%</b>	-	-	-	<b>2,056</b>	<b>14,807</b>	<b>22,054</b>	<b>27,223</b>	<b>30,101</b>	<b>30,441</b>	<b>46,904</b>
<b>Total Taxes Due at Sale (A+B+C)</b>	-	-	<b>27,491</b>	<b>165,406</b>	<b>227,027</b>	<b>279,720</b>	<b>329,043</b>	<b>374,649</b>	<b>416,139</b>	<b>483,781</b>

**AFTER-TAX INTERNAL RATE OF RETURN (ATIRR)**

Equity Invested =	1,263,750
Total Debt =	3,123,750

**POTENTIAL RETURN FROM INVESTMENT AT END OF EACH YEAR**

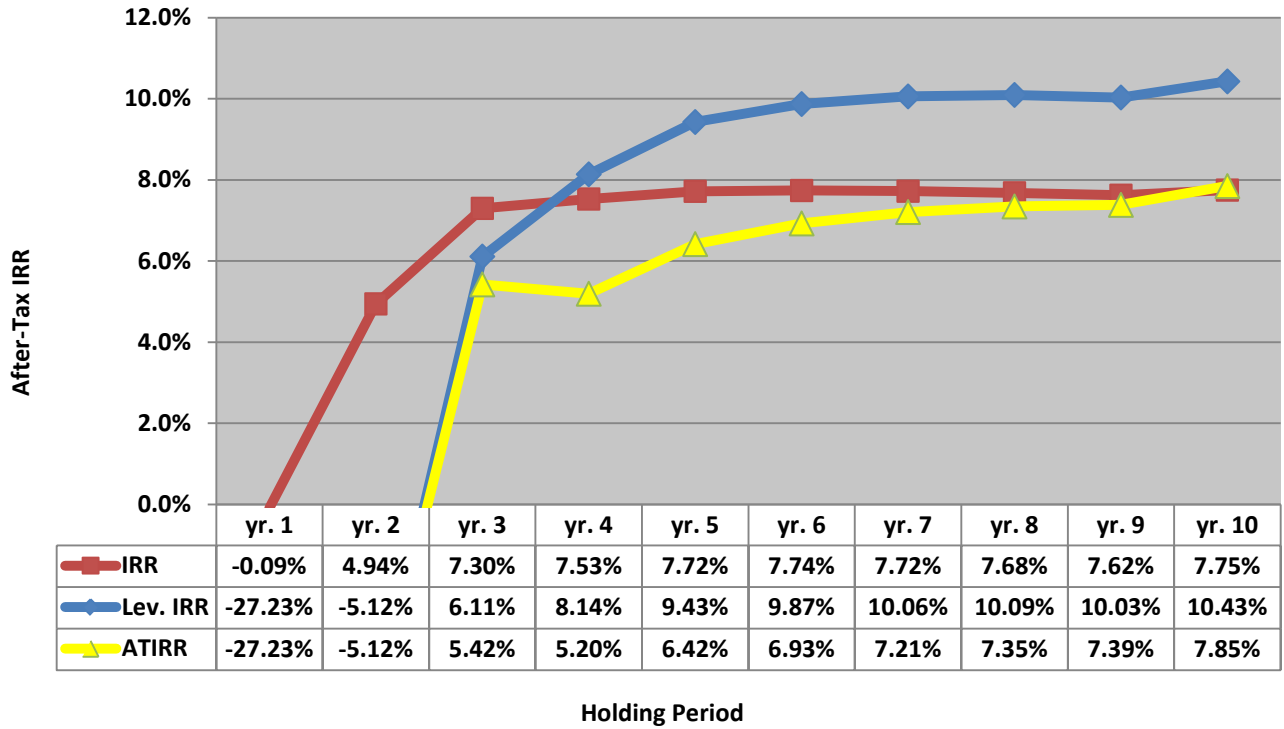
	yr. 1	yr. 2	yr. 3	yr. 4	yr. 5	yr. 6	yr. 7	yr. 8	yr. 9	yr. 10
Year Begins	Jan. '12	Jan. '13	Jan. '14	Jan. '15	Jan. '16	Jan. '17	Jan. '18	Jan. '19	Jan. '20	Jan. '21
(D) <b>After-Tax Cash Flow (ATCF)</b>	<b>48,905</b>	<b>58,306</b>	<b>60,671</b>	<b>77,989</b>	<b>81,558</b>	<b>85,685</b>	<b>88,221</b>	<b>90,125</b>	<b>91,317</b>	<b>91,707</b>
Gross Sale Proceeds	4,371,602	4,539,627	4,802,729	4,876,570	4,964,277	5,013,152	5,047,372	5,065,423	5,065,573	5,179,469
Total Cost of Sale	(243,938)	(253,179)	(267,650)	(271,711)	(276,535)	(279,223)	(281,105)	(282,098)	(282,107)	(288,371)
Net Sale Proceeds	4,127,664	4,286,448	4,535,079	4,604,858	4,687,741	4,733,928	4,766,267	4,783,325	4,783,467	4,891,098
Total Balance Outstanding	(3,187,500)	(3,187,500)	(3,144,562)	(3,099,201)	(3,051,282)	(3,000,659)	(2,947,182)	(2,890,687)	(2,831,006)	(2,767,959)
Total Prepayment Penalties	(63,750)	(63,750)	(62,891)	(61,984)	(61,026)	(60,013)	(58,944)	(57,814)	(56,620)	(55,359)
State Capital Gains Tax	-	-	(27,491)	(45,325)	(64,383)	(80,016)	(94,358)	(107,274)	(118,611)	(139,977)
Federal Recapture Tax	-	-	-	(118,025)	(147,837)	(177,650)	(207,462)	(237,275)	(267,087)	(296,900)
Federal Capital Gains Taxes	-	-	-	(2,056)	(14,807)	(22,054)	(27,223)	(30,101)	(30,441)	(46,904)
<b>After-Tax Sale Proceeds</b>	<b>876,414</b>	<b>1,035,198</b>	<b>1,300,135</b>	<b>1,278,267</b>	<b>1,348,407</b>	<b>1,393,536</b>	<b>1,431,098</b>	<b>1,460,175</b>	<b>1,479,701</b>	<b>1,583,999</b>
(E) <b>Total After-Tax Distributable (D+E)</b>	<b>925,319</b>	<b>1,093,503</b>	<b>1,360,807</b>	<b>1,356,257</b>	<b>1,429,965</b>	<b>1,479,221</b>	<b>1,519,319</b>	<b>1,550,300</b>	<b>1,571,018</b>	<b>1,675,705</b>

**POTENTIAL RETURN ON INVESTMENT AT END OF EACH YEAR**

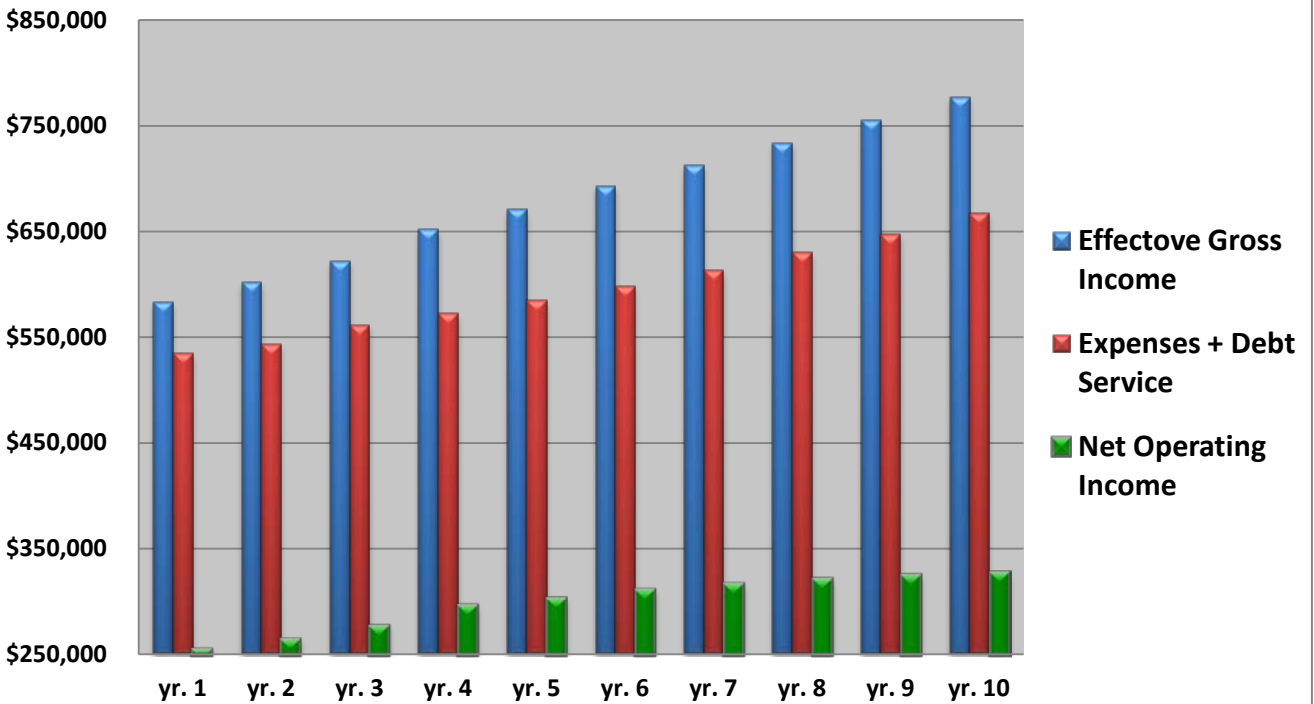
Year of Sale	Leveraged ATIRR	yr. 0	yr. 1	yr. 2	yr. 3	yr. 4	yr. 5	yr. 6	yr. 7	yr. 8	yr. 9	yr. 10
		Dec. '11	Jan. '12	Jan. '13	Jan. '14	Jan. '15	Jan. '16	Jan. '17	Jan. '18	Jan. '19	Jan. '20	Jan. '21
yr. 1	-27.23%	(1,263,750)	<b>925,319</b>	-	-	-	-	-	-	-	-	-
yr. 2	-5.12%	(1,263,750)	48,905	<b>1,093,503</b>	-	-	-	-	-	-	-	-
yr. 3	5.42%	(1,263,750)	48,905	58,306	<b>1,360,807</b>	-	-	-	-	-	-	-
yr. 4	5.20%	(1,263,750)	48,905	58,306	60,671	<b>1,356,257</b>	-	-	-	-	-	-
yr. 5	6.42%	(1,263,750)	48,905	58,306	60,671	77,989	<b>1,429,965</b>	-	-	-	-	-
yr. 6	6.93%	(1,263,750)	48,905	58,306	60,671	77,989	81,558	<b>1,479,221</b>	-	-	-	-
yr. 7	7.21%	(1,263,750)	48,905	58,306	60,671	77,989	81,558	85,685	<b>1,519,319</b>	-	-	-
yr. 8	7.35%	(1,263,750)	48,905	58,306	60,671	77,989	81,558	85,685	88,221	<b>1,550,300</b>	-	-
yr. 9	7.39%	(1,263,750)	48,905	58,306	60,671	77,989	81,558	85,685	88,221	90,125	<b>1,571,018</b>	-
yr. 10	7.85%	(1,263,750)	48,905	58,306	60,671	77,989	81,558	85,685	88,221	90,125	91,317	<b>1,675,705</b>

# Graphic Representation (1 of 4)

## Internal Rates of Return

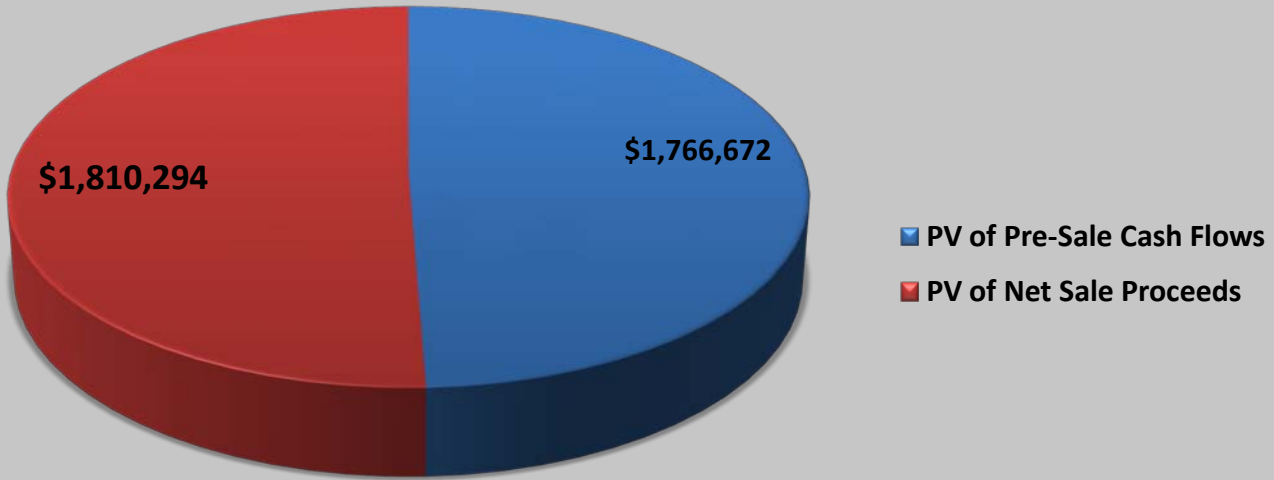


## Income vs. Expenses

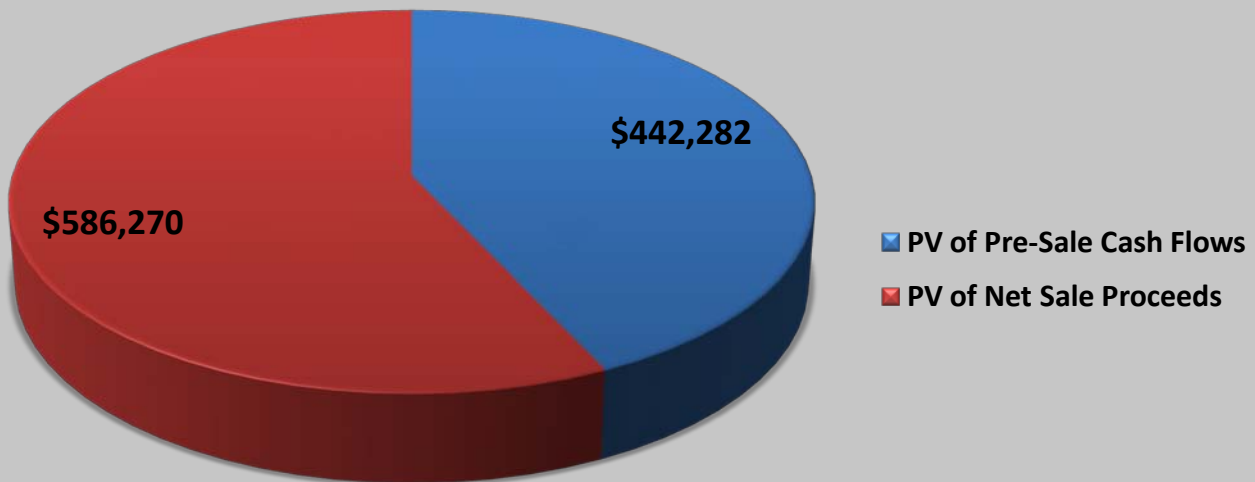


## Graphic Representation (2 of 4)

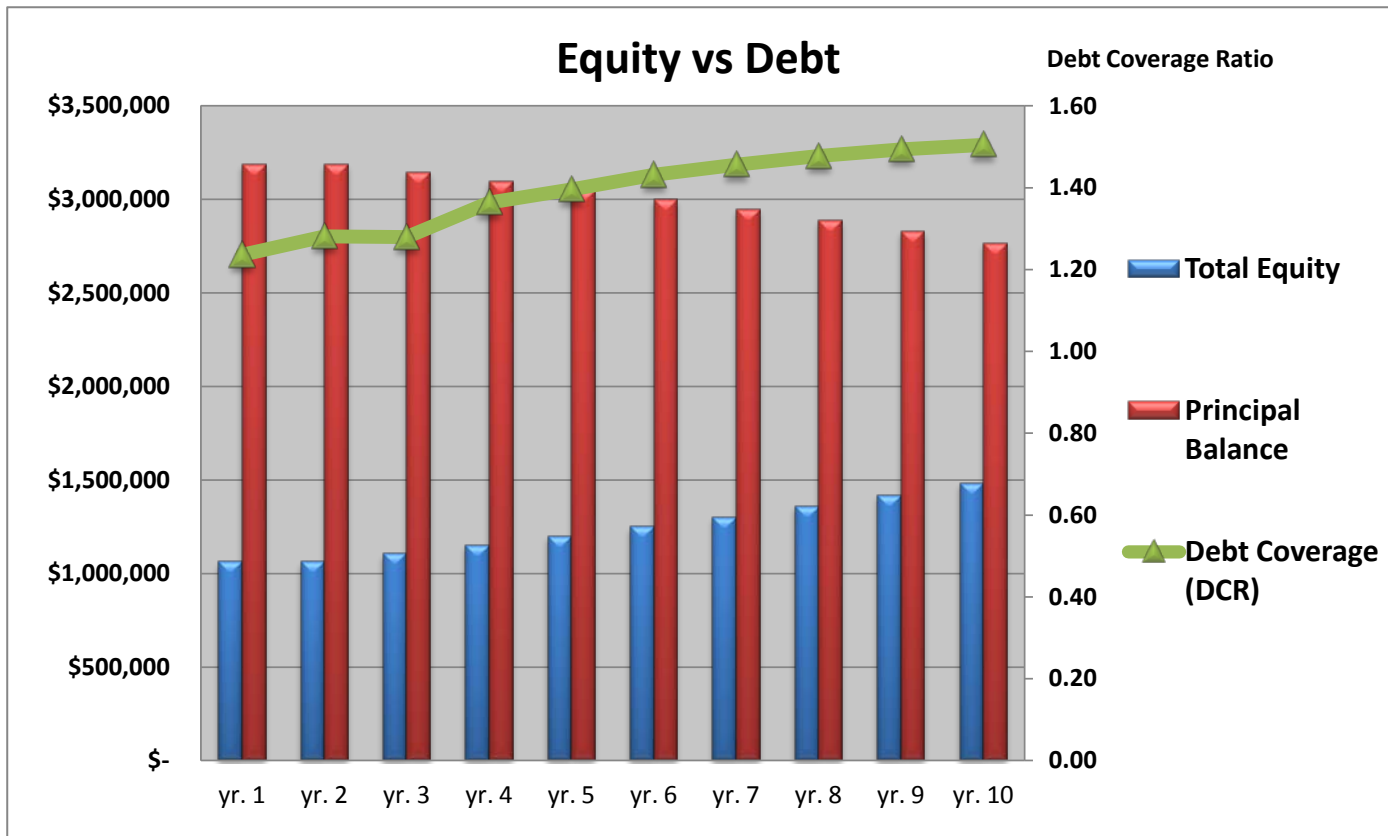
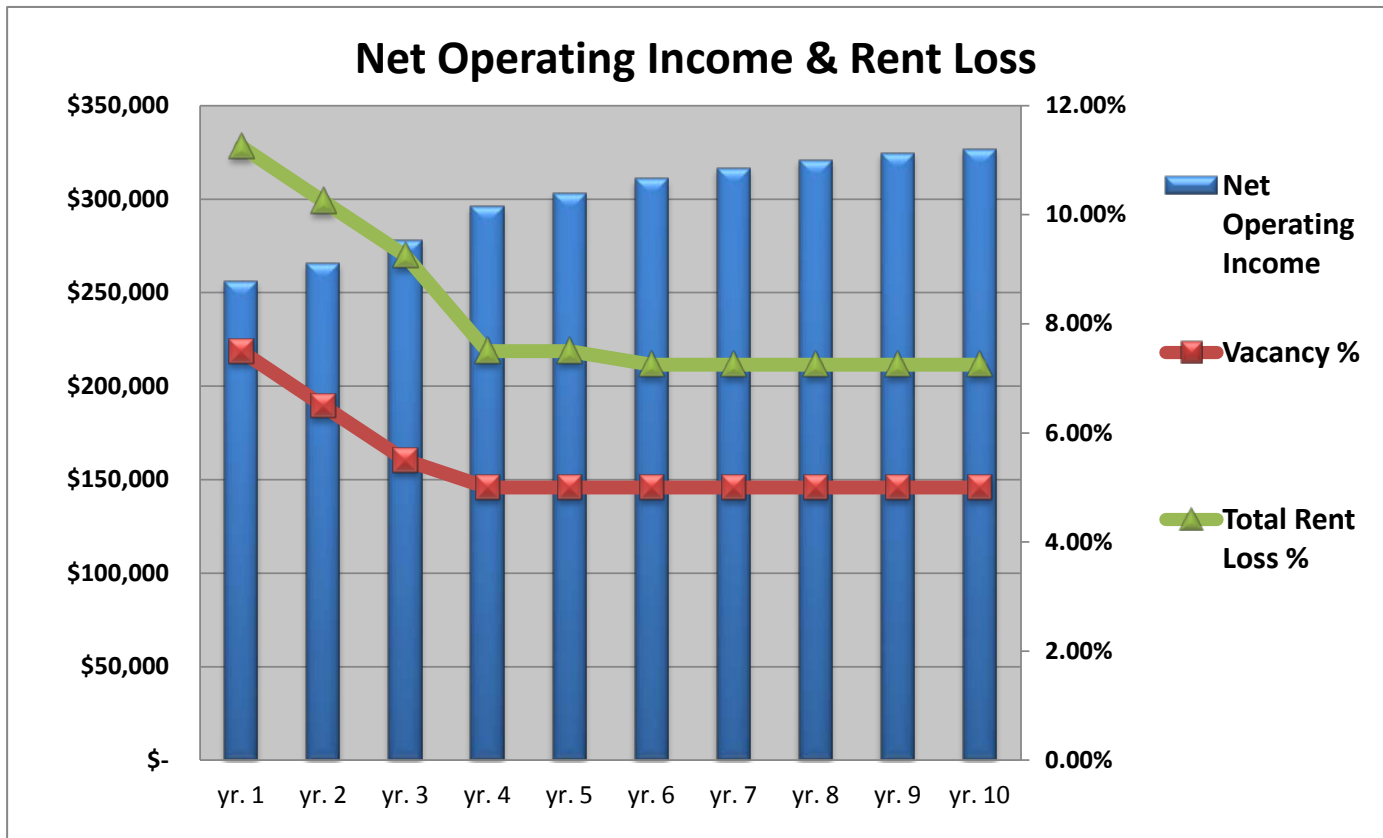
### Partition of Cash Flows (All Cash)



### Partition of Cash Flows (After-Tax, Leveraged)



## Graphic Representation (3 of 4)



## Graphic Representation (4 of 4)

