

Property Specifications		Multi
Bedrooms	6	
Bathrooms	4	
Square Feet	0	
Year Built	2000	
Garage Size	2	
Schools Rating (on scale of 0-10)	B	
Replacement Cost (\$/SqFt)	\$100	

Financing Assumptions	
Down Payment (%)	25%
Down Payment Amount	\$57,500
Financed Amount	\$172,500
Interest Rate	3.65%
Mortgage Term (Years)	30
Mortgage Points (%)	0%
Monthly Mortgage Payment	\$789
Cash Outlay (Total Out of Pocket)	\$72,000

Purchase Assumptions			My Offer	Per Door
Asking	\$250,000	\$50,000		
Suggsted offer (low)	\$225,000	\$45,000		
Suggsted offer (high)	\$230,000	\$46,000		
Suggsted offer (options)	\$230,000	\$46,000		
Land Value (%)	25%			
Building Value (%)	75%			
Market Value (after improvements)	\$250,000	\$50,000		
Improvements (lower)	\$7,500			
Improvements (upper)	\$9,500	\$8,500		
Closing Costs	\$3,000			
Mortgage Costs	\$3,000			
Other Fees At Closing	\$0			
Total Cost	\$244,500			

Financial Assumptions				Monthly	Yearly	%
Rent (upper)	\$3,050	\$36,600				
Rent (lower)	\$2,850	\$34,200				
Property Tax Rate (Approx.)	1.02%					
Property Taxes	\$196	\$2,346	7%			
Insurance	\$500	\$6,000	17%			
Repairs	\$650	\$7,800	22%			
Variable-Cost PM	7.2%					
Property Management Fee	\$211	\$2,531	7%			
Leasing Fee	\$83.0	\$996	3%			
HOA	\$0	\$0	0%			
Vacancy Rate	4.0%					
Total Fixed Expenses	\$1,749	\$20,987	59%			
Total Expenses (Fixed + Mortgage)	\$2,538	\$30,457	86%			

Projection Assumptions (annual)	
Annual Revenue Increase <sup>2</sup>	2.0%
Annual Operating Expense Increase <sup>2</sup>	2.0%
Annual Appreciation <sup>2</sup>	4.0%

Selling Assumptions	
Commissions and Settlement Costs	7.5%
Federal Tax Rates:	
Ordinary Income <sup>2</sup>	25%
Capital Gains <sup>2</sup>	15%
State Tax Rate On Total Gain <sup>2</sup>	10%

**D** General Notes About This Property

SimplyDolt  
Guided Real Estate Investing  
No experience? No problem.

Provided by  
SimplyDolt.net | ReiStart.com

- INSTRUCTIONS**
- Enter property data in section 1.
  - Enter purchase data in sections 2 and 3.
  - Enter expected income and expense data in section 4.
  - Enter projection details in sections 5 and 6 as required.
  - Enter your property rating criteria in section 7.
  - Note the significance of the box colors:
    - a. GREEN boxes are specific details required for this property.
    - b. YELLOW boxes are assumptions that might need to be changed.
    - c. WHITE boxes contain computed values.

Financial Analysis / Deal Attractiveness					
	Years:	5	10	15	20
Cap Rate		7.7%	8.8%	9.9%	11.2%
Net Cash Flow		\$27,656	\$63,119	\$107,201	\$160,798
Equity Increase		\$71,540	\$158,289	\$263,481	\$391,045
Total Gain		\$99,197	\$221,407	\$370,682	\$551,843
<b>Average Cash Flow/Year</b>		<b>\$5,531</b>	<b>\$6,312</b>	<b>\$7,147</b>	<b>\$8,040</b>
Average Cash Flow/Month		\$461	\$526	\$596	\$670
Average Gain/Year		\$19,839	\$22,141	\$24,712	\$27,592
Average ROI		137.8%	307.5%	514.8%	766.4%
<b>Annual ROI</b>		<b>27.6%</b>	<b>30.8%</b>	<b>34.3%</b>	<b>38.3%</b>
Projected Property Value		\$304,163	\$370,061	\$450,236	\$547,781

Average Cash-on-Cash (ROI) Per Years					
	1	5	10	15	20
	6.9%	7.7%	8.8%	9.9%	11.2%

Property Ratings Suggestions			
Item	My Criteria (Min.)	This Property	FAVORABLE/INSUFFICIENT
Schools	B	B	FAVORABLE
Square Feet	1250	0	INSUFFICIENT
Bedrooms	3	6	FAVORABLE
Bathrooms	2	4	FAVORABLE
Year Built	1980	2000	FAVORABLE
Rent/Price (%)	0.85%	1.33%	FAVORABLE
Average Cash Flow (at year 5)	\$125	\$461	FAVORABLE
Average ROI (at year 5)	15%	27.6%	FAVORABLE
Cash Flow vs Out-of-Pocket	0.2%	0.6%	FAVORABLE

**DISCLAIMER**

This analysis spreadsheet is provided "As Is". All the information is believed to be accurate (except for the small effects of some simplifying assumptions), but is not guaranteed, and depends on the values entered for the property. This analysis is intended for the purpose of illustrative projections. The information provided is not intended to replace or substitute for any legal, accounting, investment, real estate, tax, or other professional advice, consultation, or service. The author of this analysis spreadsheet is not responsible nor liable for any damages arising from the use of the tool.