

With Leaseback

Metro: Tampa

Property Specifications		
Bedrooms		2
Bathrooms		2.5
Square Feet		1420
Year Built		2007
Garage Size		0
Schools Rating (on scale of 0-10)		A
Replacement Cost (\$/SqFt)		\$100

Purchase Assumptions		My Offer
Asking		\$234,318
Suggested offer (low)		\$220,000
Suggested offer (high)		\$220,000
Suggested offer (options)		\$234,318
Land Value (%)		10%
Building Value (%)		90%
Market Value (after improvements)		\$234,000
Improvements (lower)		\$0
Improvements (upper)		\$0
Closing Costs		\$2,500
Mortgage Costs		\$2,500
Other Fees At Closing		\$0
Total Cost		\$239,318

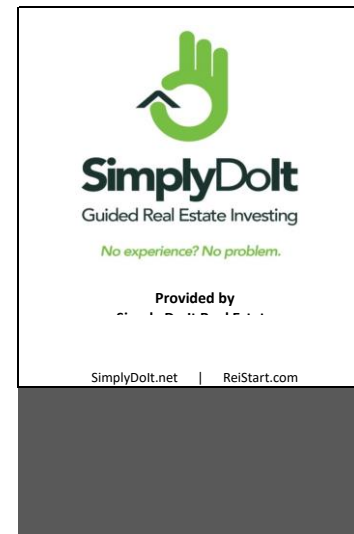
Projection Assumptions (annual)		
Annual Revenue Increase ²		2.0%
Annual Operating Expense Increase ²		2.0%
Annual Appreciation ²		4.0%

D General Notes About This Property

Financing Assumptions			
Down Payment (%)			25%
Down Payment Amount		\$58,580	
Financed Amount		\$175,739	
Interest Rate			3.75%
Mortgage Term (Years)		30	
Monthly Mortgage Payment	\$814	\$9,766	56%
Cash Outlay (Total Out of Pocket)			\$63,580

Financial Assumptions	Monthly	Yearly	%
Rent (upper)	\$1,465	\$17,580	
Rent (lower)	\$1,460	\$17,520	
Property Tax Rate (Approx.)	0.00%		
Property Taxes	\$0	\$0	0%
Insurance	\$55	\$660	4%
Repairs	\$50	\$600	3%
Variable-Cost PM	9.0%		
Property Management Fee	\$0	\$0	0%
Leasing Fee	\$0.0	\$0	0%
HOA	\$0	\$0	0%
Vacancy Rate	0.0%		
Total Fixed Expenses	\$105	\$1,260	7%
Total Expenses (Fixed + Mortgage)	\$919	\$11,026	63%

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



INSTRUCTIONS

1. Enter property data in section 1.
2. Enter purchase data in sections 2 and 3.
3. Enter expected income and expense data in section 4.
4. Enter projection details in sections 5 and 6 as required.
5. Enter your property rating criteria in section 7.
6. 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.

1 Financial Analysis / Deal Attractiveness					
	Years:	5	10	15	20
Cap Rate		11.3%	12.7%	14.2%	15.8%
Net Cash Flow		\$35,941	\$80,706	\$135,213	\$200,475
Equity Increase		\$68,135	\$150,844	\$251,246	\$373,126
Total Gain		\$104,077	\$231,550	\$386,458	\$573,601
Average Cash Flow/Year		\$7,188	\$8,071	\$9,014	\$10,024
Average Cash Flow/Month		\$599	\$673	\$751	\$835
Average Gain/Year		\$20,815	\$23,155	\$25,764	\$28,680
Average ROI		163.7%	364.2%	607.8%	902.2%
Annual ROI		32.7%	36.4%	40.5%	45.1%
Projected Property Value		\$284,697	\$346,377	\$421,421	\$512,723

2 Benchmark Indicators (year 1)		
Price per Square Foot	Rent per Square Foot	Cash Flow per Square Foot
\$165.01	\$1.03	\$0.38

3 Average Cash-on-Cash (ROI) Per Years					
	1	5	10	15	20
	10.3%	11.3%	12.7%	14.2%	15.8%

4 Property Ratings Suggestions			
Item	My Criteria (Min.)	This Property	FAVORABLE/INSUFFICIENT
Schools	B	A	FAVORABLE
Square Feet	1250	1,420	FAVORABLE
Bedrooms	3	2	INSUFFICIENT
Bathrooms	2	2.5	FAVORABLE
Year Built	1980	2007	FAVORABLE
Rent/Price (%)	0.85%	0.63%	INSUFFICIENT
Average Cash Flow (at year 5)	\$125	\$599	FAVORABLE
Average ROI (at year 5)	15%	32.7%	FAVORABLE
Cash Flow vs Out-of -Pocket	0.2%	0.9%	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.