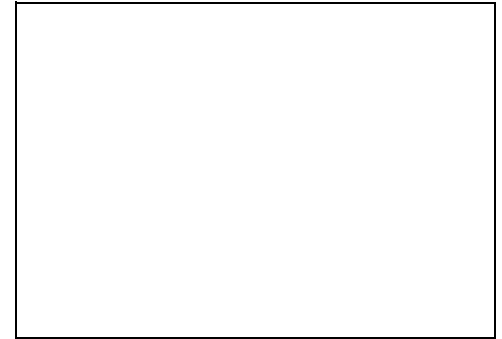


# Executive Summary



## Property Information

Type	Single-Family	No. of Units	1
Purchase Price	\$ 40,000	Price Per Unit	\$ 40,000
Appreciation Rate	2.00%	Total Square Feet	1
Fair Market Value	\$ 50,000	Price Per Sq. Ft.	\$ 40,000

## Financial Information

Down Payment:	\$ 40,000	% of Asking	100.00%	% of Cost	100.00%
Initial Loan Balance:	\$		0.00%		0.00%
<u>Loan Amount</u>		<u>Interest Rate</u>	<u>Term</u>	<u>Payment</u>	
\$		0.00%	0	\$	

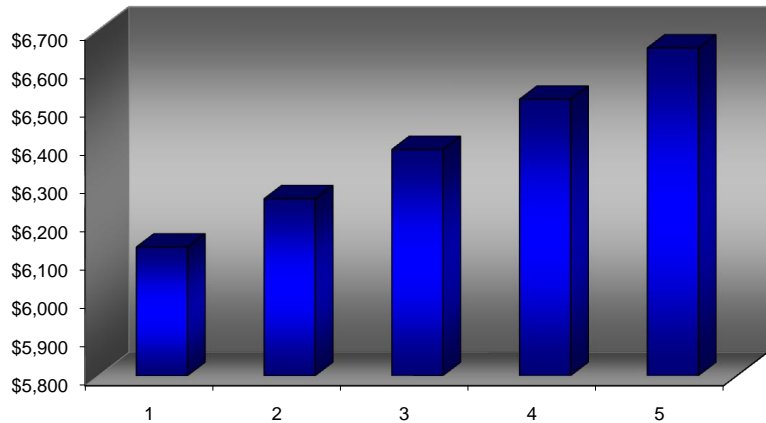
## Income & Expenses

Monthly Rents:	\$ 650
Annual Rents:	\$ 7,800
Annual Vacancy:	\$ (585)
Annual Expenses:	\$ (1,080)
Annual Debt Service:	
Net Operating Income (NOI)	\$ 6,135

### Assumptions:

Rental Growth Rate:	2.00%
Expense Growth Rate:	1.00%
Appreciation Rate	2.00%
Marginal Tax Rate:	34.00%
Capital Gain Tax Rate:	21.00%

## Projected Cash Flow Before Taxes



## Financial Measurements

	Year 1	Year 3	Year 5	Summary Description & Notes	
Debt Coverage Ratio (DCR)				2146 Dequincy, Indianapolis (Single Family) Jim Bardes, SRES, Realtor w/ F.C. Tucker Co	
Loan-to-Value Ratio (LVR)					
Capitalization Rate Based on Cost	15.34%	15.97%	16.63%		
Capitalization Rate Based on Resale Price	12.03%	12.04%	12.05%		
Net Present Value (NPV) - B/ Taxes	13.50%	6,295	7,658		8,766
Net Present Value (NPV) - A/Taxes	10.00%	4,679	5,401		6,162
Cash on Cash Return - Before Taxes	15.34%	15.97%	16.63%		
Cash on Cash Return - After Taxes	11.07%	11.53%	11.97%		
Internal Rate of Return Before Taxes		21.24%	19.35%		
Internal Rate of Return After Taxes		15.22%	13.86%		
Modified Internal Rate of Return Before Taxes		18.80%	15.49%		
Modified Internal Rate of Return After Taxes		13.86%	11.63%		

**Disclaimer: All information presented is believed to be accurate.**

The information, calculations and data presented in this report are believed to be accurate but are not guaranteed. The information contained in this report shall not be considered as a substitution for legal, accounting or other professional advice. Please seek proper legal and tax advice as appropriate before making investments.