

Income Property Investment Analysis:

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Property Pricing

Property Address:	Sample Property			
Property Asking Price	Offer Adjustment (+/-)	Total Offer Price	% Of Asking Price	
Land Cost	\$ -	-	-	0%
Building Cost	\$ 4,100,000	(2,000,000)	2,100,000	51%
Total	\$ 4,100,000	(2,000,000)	2,100,000	51%
Total Acquisition Costs	\$ 250,000	-	250,000	11%
Total	\$ 4,350,000	\$ (2,000,000)	\$ 2,350,000	54%

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Property Information

Key Property Inputs	Data		
Total # Of Units In Property	1	Cost/Unit	2,350,000
Square Footage	11,193	Depreciaton Rate %	4.0%
Lease Rate \$/Sq FT	\$ 33.00	% Inflation Rate	3.0%
Income Tax Rate %	35.0%	Property Management Fee %	5.0%
Annual % Lease Rate Increases Yr 1-10	2.5%	Vacancy Rate %	6%
Annual % Lease Rate Increases Yr 11-20	1.0%	Property Appreciation Rate	2.0%

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Loan Information

Loan Finance Details			Loan #1 Details	Loan #2 Details
Loan Origination Date	1/24/2012	Loan Amount	1,762,500	\$ -
Total % Down Payment	25%	Down Payment	25%	0%
Total Loan Amount	\$ 1,762,500	Interest Rate	5.5%	6.0%
Total Cash Required	\$ 587,500	Loan Term	15	10
		# Payments/Month	12	12

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Joint Venture Information

# Partners	% Ownership	Cash Required	Partner Income Tax Rate
Partner 1	15%	\$ 88,125	35%
Partner 2	25%	146,875	35%
Partner 3	25%	146,875	35%
Partner 4	25%	146,875	35%
Partner 5	10%	58,750	35%
Total	100%	\$ 587,500	

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Valuation & Sales Analysis

Year Of Sale (# of years of ownership)	5	Sale Price	\$ 2,594,590
Capital Gain Tax Rate	17.5%	Commission	(155,675)
Sales Commission Rate	6.0%	Sales Taxes	(46,703)
Sales Tax Rate	1.8%	Net Sales Proceeds	\$ 2,392,212
		Ending NBV	-
		Total Capital Gain (Loss)	\$ 2,392,212
		Income Taxes Payable On Sale	418,637

Capitalization Rate In Year Of Sale	16.0%	Net Sales Proceeds	\$ 2,392,212
Internal Rate Of Return	14.5%	Income Taxes Payable On Sale	(418,637)
Avg Cash On Cash Return From Sale & Operations	30.7%	Total Loan Repayment	(1,326,969)
Discount Rate	10%	Partner Capital Repayment	(587,500)
Net Present Value (20 Year Cash Flow)	\$ 1,811,921	Total Cash From Sale	\$ 59,106
		Cummulative Cash From Operations	\$ 841,238
		Total Cummulative Cash	\$ 900,344

Legend

	Enter Amounts In Green Areas
	required field entry

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