

Sales Analysis

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Sale Price	\$ 2,397,000	\$ 2,444,940	\$ 2,493,839	\$ 2,543,716	\$ 2,594,590	\$ 2,646,482	\$ 2,699,411	\$ 2,753,400	\$ 2,808,468	\$ 2,864,637
Commission	(143,820)	(146,696)	(149,630)	(152,623)	(155,675)	(158,789)	(161,965)	(165,204)	(168,508)	(171,878)
Sates Taxes	(43,146)	(44,009)	(44,889)	(45,787)	(46,703)	(47,637)	(48,589)	(49,561)	(50,552)	(51,563)
Net Sales Proceeds	\$ 2,210,034	\$ 2,254,235	\$ 2,299,319	\$ 2,345,306	\$ 2,392,212	\$ 2,440,056	\$ 2,488,857	\$ 2,538,634	\$ 2,589,407	\$ 2,641,195
Ending NBV	-	-	-	-	-	-	-	-	-	-
Total Capital Gain (Loss)	\$ 2,210,034	\$ 2,254,235	\$ 2,299,319	\$ 2,345,306	\$ 2,392,212	\$ 2,440,056	\$ 2,488,857	\$ 2,538,634	\$ 2,589,407	\$ 2,641,195
Income Taxes Payable On Sale	386,756	394,491	402,381	410,429	418,637	427,010	435,550	444,261	453,146	462,209
Net Sales Proceeds	\$ 2,210,034	\$ 2,254,235	\$ 2,299,319	\$ 2,345,306	\$ 2,392,212	\$ 2,440,056	\$ 2,488,857	\$ 2,538,634	\$ 2,589,407	\$ 2,641,195
Income Taxes Payable On Sale	(386,756)	(394,491)	(402,381)	(410,429)	(418,637)	(427,010)	(435,550)	(444,261)	(453,146)	(462,209)
Total Loan Repayment	(1,684,682)	(1,602,475)	(1,515,630)	(1,423,887)	(1,326,969)	(1,224,583)	(1,116,423)	(1,002,161)	(881,454)	(753,938)
Partner Capital Repayment	\$ (587,500)	\$ (587,500)	\$ (587,500)	\$ (587,500)	\$ (587,500)	\$ (587,500)	\$ (587,500)	\$ (587,500)	\$ (587,500)	\$ (587,500)
Total Cash From Sale	\$ (448,904)	\$ (330,231)	\$ (206,192)	\$ (76,510)	\$ 59,106	\$ 200,963	\$ 349,385	\$ 504,712	\$ 667,307	\$ 837,548
Cummulative Cash From Operations	141,558	306,756	478,466	656,654	841,238	1,032,079	1,228,975	1,431,652	1,639,754	1,852,831
Total Net Cash From Sale and Operations	\$ (307,346)	\$ (23,475)	\$ 272,274	\$ 580,145	\$ 900,344	\$ 1,233,042	\$ 1,578,359	\$ 1,936,364	\$ 2,307,061	\$ 2,690,379
Return On Investment	-13.1%	-1.0%	11.6%	24.7%	38.3%	52.5%	67.2%	82.4%	98.2%	114.5%

Sales Analysis

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Sale Price	\$ 2,921,930	\$ 2,980,368	\$ 3,039,976	\$ 3,100,775	\$ 3,162,791	\$ 3,226,046	\$ 3,290,567	\$ 3,356,379	\$ 3,423,506	\$ 3,491,976
Commission	(175,316)	(178,822)	(182,399)	(186,047)	(189,767)	(193,563)	(197,434)	(201,383)	(205,410)	(209,519)
Sates Taxes	(52,595)	(53,647)	(54,720)	(55,814)	(56,930)	(58,069)	(59,230)	(60,415)	(61,623)	(62,856)
Net Sales Proceeds	\$ 2,694,019	\$ 2,747,899	\$ 2,802,857	\$ 2,858,915	\$ 2,916,093	\$ 2,974,415	\$ 3,033,903	\$ 3,094,581	\$ 3,156,473	\$ 3,219,602
Ending NBV	-	-	-	-	-	-	-	-	-	-
Total Capital Gain (Loss)	\$ 2,694,019	\$ 2,747,899	\$ 2,802,857	\$ 2,858,915	\$ 2,916,093	\$ 2,974,415	\$ 3,033,903	\$ 3,094,581	\$ 3,156,473	\$ 3,219,602
Income Taxes Payable On Sale	471,453	480,882	490,500	500,310	510,316	520,523	530,933	541,552	552,383	563,430
Net Sales Proceeds	\$ 2,694,019	\$ 2,747,899	\$ 2,802,857	\$ 2,858,915	\$ 2,916,093	\$ 2,974,415	\$ 3,033,903	\$ 3,094,581	\$ 3,156,473	\$ 3,219,602
Income Taxes Payable On Sale	(471,453)	(480,882)	(490,500)	(500,310)	(510,316)	(520,523)	(530,933)	(541,552)	(552,383)	(563,430)
Total Loan Repayment	(619,230)	(476,922)	(326,588)	(167,773)	(0)	(0)	(0)	(0)	(0)	(0)
Partner Capital Repayment	\$ (587,500)	\$ (587,500)	\$ (587,500)	\$ (587,500)	\$ (587,500)	\$ (587,500)	\$ (587,500)	\$ (587,500)	\$ (587,500)	\$ (587,500)
Total Cash From Sale	\$ 1,015,836	\$ 1,202,595	\$ 1,398,270	\$ 1,603,332	\$ 1,818,277	\$ 1,866,392	\$ 1,915,470	\$ 1,965,529	\$ 2,016,590	\$ 2,068,672
Cummulative Cash From Operations	2,070,330	2,291,573	2,515,751	2,741,899	2,968,878	3,372,775	3,785,880	4,208,479	4,640,865	5,083,335
Total Net Cash From Sale and Operations	\$ 3,086,166	\$ 3,494,168	\$ 3,914,021	\$ 4,345,231	\$ 4,787,155	\$ 5,239,167	\$ 5,701,350	\$ 6,174,009	\$ 6,657,455	\$ 7,152,007
Return On Investment	131.3%	148.7%	166.6%	184.9%	203.7%	222.9%	242.6%	262.7%	283.3%	304.3%