

INPUT SCREEN

Purchase Price	\$ 675,000.00
Years to Finance	30
Interest(annual)	6.00%
Downpayment	\$ 135,000.00
Quarterly Association Fees	\$ 2,459.00
Insurance(annual)	\$ 750.00
Taxes(annual)	\$ 7,000.00
Years to depreciate	27.5
Annual Depreciation	\$ 24,545.45
Monthly Rent	\$ 3,000.00
Project Name	Emerald Towers

Downpayment %	20%
Inflation Multiplier	0%
Vacancy Rate	0%
Other Annual Income	
Other Annual Expenses	\$ 1,660.00
Tax Rate	28%
% To Depreciate	100%
Appreciation Rate	10%
Property Management Fee	30%

Other Exepnses	
Electric	700
Telephone	960

Emerald Towers

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
INCOME ANALYSIS										
Gross Rent	\$ 36,000.00	\$ 36,000.00	\$ 36,000.00	\$ 36,000.00	\$ 36,000.00	\$ 36,000.00	\$ 36,000.00	\$ 36,000.00	\$ 36,000.00	\$ 36,000.00
Vacancy Losses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET OPERATING INCOME	\$ 36,000.00	\$ 36,000.00	\$ 36,000.00	\$ 36,000.00	\$ 36,000.00	\$ 36,000.00	\$ 36,000.00	\$ 36,000.00	\$ 36,000.00	\$ 36,000.00
EXPENSE ANALYSIS										
Taxes	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
Insurance	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00
Association Fees	\$ 9,836.00	\$ 9,836.00	\$ 9,836.00	\$ 9,836.00	\$ 9,836.00	\$ 9,836.00	\$ 9,836.00	\$ 9,836.00	\$ 9,836.00	\$ 9,836.00
Property Management Fees	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00
Other Expenses	\$ 1,660.00	\$ 1,660.00	\$ 1,660.00	\$ 1,660.00	\$ 1,660.00	\$ 1,660.00	\$ 1,660.00	\$ 1,660.00	\$ 1,660.00	\$ 1,660.00
TOTAL EXPENSES	\$ 30,046.00	\$ 30,046.00	\$ 30,046.00	\$ 30,046.00	\$ 30,046.00	\$ 30,046.00	\$ 30,046.00	\$ 30,046.00	\$ 30,046.00	\$ 30,046.00
DEBT SERVICE										
PRINCIPLE & INTEREST PAYMENTS	\$38,850.87	\$38,850.87	\$38,850.87	\$38,850.87	\$38,850.87	\$38,850.87	\$38,850.87	\$38,850.87	\$38,850.87	\$38,850.87
CASH FLOW BEFORE TAXES	\$ (32,896.87)	\$ (32,896.87)	\$ (32,896.87)	\$ (32,896.87)	\$ (32,896.87)	\$ (32,896.87)	\$ (32,896.87)	\$ (32,896.87)	\$ (32,896.87)	\$ (32,896.87)
ADD PRINCIPAL PAYMENTS BACK	\$6,631.26	\$7,040.27	\$7,474.49	\$7,935.50	\$8,424.95	\$8,944.58	\$9,496.26	\$10,081.97	\$10,703.81	\$11,363.99
SUBTRACT DEPRECIATION	\$ 24,545.45	\$ 24,545.45	\$ 24,545.45	\$ 24,545.45	\$ 24,545.45	\$ 24,545.45	\$ 24,545.45	\$ 24,545.45	\$ 24,545.45	\$ 24,545.45
TAXABLE INCOME	\$ (50,811.07)	\$ (50,402.06)	\$ (49,967.84)	\$ (49,506.82)	\$ (49,017.38)	\$ (48,497.75)	\$ (47,946.07)	\$ (47,360.36)	\$ (46,738.52)	\$ (46,078.34)
SUBTRACT TAXES DUE OR ADD TAXES SAVED	\$ (14,227.10)	\$ (14,112.58)	\$ (13,990.99)	\$ (13,861.91)	\$ (13,724.87)	\$ (13,579.37)	\$ (13,424.90)	\$ (13,260.90)	\$ (13,086.79)	\$ (12,901.93)
AFTER TAX CASH FLOW	\$ (18,669.78)	\$ (18,784.30)	\$ (18,905.88)	\$ (19,034.96)	\$ (19,172.01)	\$ (19,317.50)	\$ (19,471.98)	\$ (19,635.97)	\$ (19,810.09)	\$ (19,994.94)
EQUITY ANALYSIS										
MORTGAGE EQUITY IN PROPERTY	\$141,631.26	\$148,671.53	\$156,146.02	\$164,081.53	\$172,506.47	\$181,451.05	\$190,947.32	\$201,029.29	\$211,733.09	\$223,097.09

Note: The information in this report is for illustration purposes only and may contain errors. You are responsible for verifying the accuracy of all numbers. Please consult your C.P.A. for tax questions. Actual investment performance will vary.