

Investment Property A *this form shows your ROI for first year only & doesn't include depreciation

Purchase Cost	\$625,000.00	% down	25.00%	Cost Recovery period in years	27.5
Cash Invested	\$168,750.00	closing costs	\$12,500.00	2-2.5% is good average	
		initial improvements			

Financing	term/yr	rate	P and I Payment/month	
Amount	\$468,750.00	30	4.00%	\$2,237.88
Amount	\$0.00	30	5.00%	\$0.00

		Depreciation Rate	
Land Value	\$125,000.00	0.00%	= \$0.00
Personal Property Value	\$62,500.00	20.00%	= \$12,500.00
Building Value	\$437,500.00	3.64%	= \$15,909.09
Land Improvement Value	\$0.00	5.00%	= \$0.00
	Total Depreciation		\$28,409.09

Annual Rent	\$48,000.00	Less Vacancy	\$960.00	Gross Operating Income*	\$47,040.00
		2.00%			

Annual Operating Expenses			
Real Estate Tax	\$4,752.00	Insurance	\$1,400.00
Repairs	\$6,250.00	Garbage	\$1,664.00
Assoc Dues	\$0.00	sewer/storm	\$618.00
Management	\$0.00	summer watering	\$364.00
Snow Removal	\$375.00	Lawn Maint.	\$525.00
Total Operating Expenses		\$15,948.00	

1. Gross Operating Income	\$47,040.00	
Operating Expenses	\$15,948.00	
Net Operating Income	\$31,092.00	2591
Annual Debt Service	\$26,854.61	
Cash Flow Before Tax		\$4,237.39
		\$353.12

2. Annual Debt Service	\$26,854.61
Interest Paid 1st year-loan #1	\$18,125.00
Interest Paid 1st year-loan #2	\$0.00
Principal Reduction	\$8,729.61

3. Net Operating Income	\$31,092.00
Interest	\$18,125.00
Total Depreciation	\$28,409.09
Multiplied by Tax Bracket	31%
Tax Paid or Saved	-\$4,787.05

Return on Investment (ROI)	10.52%
Cap Rate	4.97%
Cash on Cash	2.51%

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Rents	Unit #
	1000 A
	1000 B
	1000 C
	1000 D
	laundry
	commercial
	garage
	garage
	4000

total monthly gross rent