

Property Projected Analysis Summary

MLS 4063370
13516 W. Keim Dr.
Litchfield Park, AZ 85340

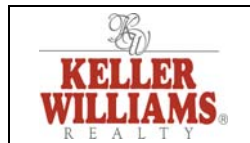
Prepared for

[Redacted]

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by

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PROJECTED FINANCIAL ANALYSIS SUMMARY



Property Information:

Type:	-	Single-Family
Total Cost:	\$	128,290
Fair Market Value:	\$	170,000
Number of Units:		1
Sq. Footage		1,983
Appreciation Rate		4.50%

Financial Information

Projected Down Payment/ Investment:		% of Cost	% of FMV
	\$	44,388	34.37% 26.11%

	Amount	Rate	Term (Years)	Payment
Loan #1	84,750	5.25%	30.00	\$ 467.99
Loan #2	-	0.00%	30.00	\$ -
Loan #3	-	0.00%	30.00	\$ -

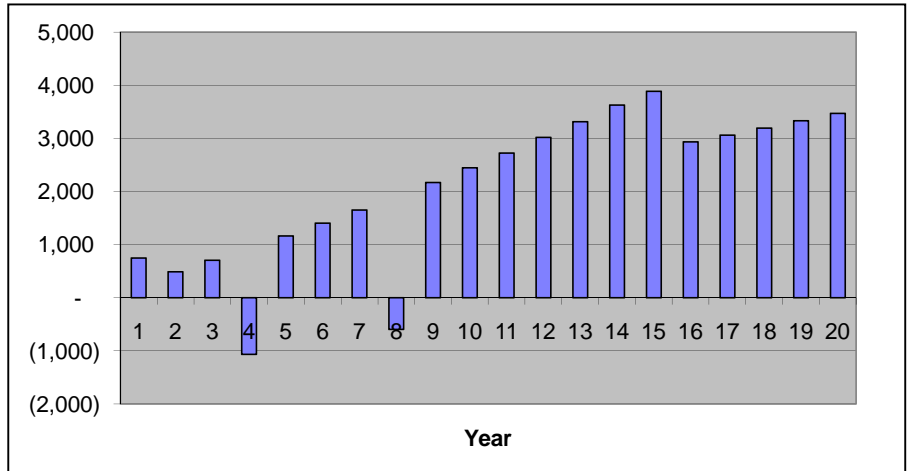
Rental Income & Expenses:

Monthly Rents:	\$	950
Annual Rents	\$	11,400
Other Annual Income	\$	-
Annual Vacancy	\$	(1,140)
Annual Expenses	\$	(4,364)
Annual Mortgage Payment	\$	(5,616)

Assumptions:

Rental Growth Rate	3.00%
Expense Growth Rate	2.00%
Property Growth Rate	4.50%
Marginal Tax Rate	44.00%
Capital Gain Tax Rate	24.00%

Property 20-year Projected Cash Flow



Financial Ratios:

	Year 1	Year 5	Year 10
Debt Coverage Ratio (DCR)	1.15	1.21	1.44
Capitalization Rate Based on Cost	4.60%	5.28%	6.28%
Capitalization Rate Based on FMV	3.32%	3.20%	3.05%
Value of Property Using This Cap Rate	-	-	-
Cash on Cash Return before Taxes	1.69%	2.62%	5.50%
Cash on Cash Return after Taxes	1.69%	2.62%	5.50%
Gross Rent Monthly Multiplier (GRM)	187.00	198.13	212.99

	Year 1	Year 5	Year 10
Gross Rent Yearly Multiplier (GRM)	15.58	16.51	17.75
Value of Property Using Your GRM	\$ -	\$ -	\$ -
Loan to Value Ratio (LVR)	47.09%	36.92%	26.37%
Net Present Value (NPV)	\$ 30,154	\$ 58,599	\$ 106,050
Net Present Value Unleveraged (NPV)	\$ 33,272	\$ 72,101	\$ 130,457
Cumulative Internal Rate of Return (IRR)	67.93%	18.46%	13.24%
Cumulative Unleveraged IRR	25.93%	9.81%	8.04%

Annual Rental Expense Input Screen

Total Annual Expenses:	\$ 3,338	(from below)
Annual Increase	2.00%	(from Input Screen)
Monthly Expenses	\$ 278	\$ -

Expense Description	Annual Amount	Percentage of Total
Accounting	\$ -	0.00%
Advertising	\$ -	0.00%
Association Fees	\$ 444	13.30%
Auto & Travel	\$ -	0.00%
Cleaning	\$ -	0.00%
Commissions	\$ -	0.00%
Insurance	\$ 450	13.48%
Lawn Maintenance	\$ -	0.00%
Legal	\$ -	0.00%
Maintan Alloc (5% of rent)	\$ 570	17.08%
Rent Up Fees (4%/16m)	\$ 456	13.66%
Payroll	\$ -	0.00%
Professional Fees	\$ -	0.00%
Repairs	\$ -	0.00%
Supplies	\$ -	0.00%
Taxes:		
Property Taxes	\$ 1,218	36.49%
Personal Property	\$ -	0.00%
Payroll	\$ -	0.00%
Other	\$ -	0.00%
Trash Removal	\$ -	0.00%
Utilities:		
Electricity	\$ -	0.00%
Water	\$ -	0.00%
Gas	\$ -	0.00%
Telephone	\$ -	0.00%
Other Utilities	\$ -	0.00%
Miscellaneous	\$ 200	5.99%
Miscellaneous	\$ -	0.00%
Miscellaneous	\$ -	0.00%
Miscellaneous	\$ -	0.00%
Miscellaneous	\$ -	0.00%
Miscellaneous	\$ -	0.00%
Miscellaneous	\$ -	0.00%

One-Time Expenses

Amount	Year Incurred
\$ -	1 <input type="button" value="▼"/>
\$ -	1 <input type="button" value="▼"/>
\$ -	1 <input type="button" value="▼"/>

Management Fee (if any)

10.00%

Alternative Expense Input

Use the input below instead?

No

Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	
Year 10	
Year 11	
Year 12	
Year 13	
Year 14	
Year 15	
Year 16	
Year 17	
Year 18	
Year 19	
Year 20	

\$ -

\$ -

\$ -

\$ -

Total Annual Expenses \$ 3,338 \$ -

Rental Income / Rent Roll

Total Gross Monthly Income \$ 950

Enter Lease Description	Monthly Rent	Vacant / Incentive Months in the First Year
Unit 1	\$ 950	0
Unit 2	\$ -	0
Unit 3	\$ -	0
Unit 4	\$ -	0
Unit 5	\$ -	0
Unit 6	\$ -	0
Unit 7	\$ -	0
Unit 8	\$ -	0
Unit 9	\$ -	0
Unit 10	\$ -	0
Unit 11	\$ -	0
Unit 12	\$ -	0
Unit 13	\$ -	0
Unit 14	\$ -	0
Unit 15	\$ -	0
Unit 16	\$ -	0
Unit 17	\$ -	0
Unit 18	\$ -	0
Unit 19	\$ -	0
Unit 20	\$ -	0
Unit 21	\$ -	0
Unit 22	\$ -	0
Unit 23	\$ -	0
Unit 24	\$ -	0
Unit 25	\$ -	0
Unit 26	\$ -	0
Unit 27	\$ -	0
Unit 28	\$ -	0
Unit 29	\$ -	0
Unit 30	\$ -	0
Unit 31	\$ -	0
Unit 32	\$ -	0
Unit 33	\$ -	0
Unit 34	\$ -	0
Unit 35	\$ -	0
Unit 36	\$ -	0
Unit 37	\$ -	0
Unit 38	\$ -	0
Unit 39	\$ -	0
Unit 40	\$ -	0
Unit 41	\$ -	0
Unit 42	\$ -	0
Unit 43	\$ -	0
Unit 44	\$ -	0
Unit 45	\$ -	0
Unit 46	\$ -	0
Unit 47	\$ -	0
Unit 48	\$ -	0
Unit 49	\$ -	0
Unit 50	\$ -	0

Enter Lease Description	Monthly Rent	Vacant / Incentive Months in the First Year
Unit 51	\$ -	0
Unit 52	\$ -	0
Unit 53	\$ -	0
Unit 54	\$ -	0
Unit 55	\$ -	0
Unit 56	\$ -	0
Unit 57	\$ -	0
Unit 58	\$ -	0
Unit 59	\$ -	0
Unit 60	\$ -	0
Unit 61	\$ -	0
Unit 62	\$ -	0
Unit 63	\$ -	0
Unit 64	\$ -	0
Unit 65	\$ -	0
Unit 66	\$ -	0
Unit 67	\$ -	0
Unit 68	\$ -	0
Unit 69	\$ -	0
Unit 70	\$ -	0
Unit 71	\$ -	0
Unit 72	\$ -	0
Unit 73	\$ -	0
Unit 74	\$ -	0
Unit 75	\$ -	0
Unit 76	\$ -	0
Unit 77	\$ -	0
Unit 78	\$ -	0
Unit 79	\$ -	0
Unit 80	\$ -	0
Unit 81	\$ -	0
Unit 82	\$ -	0
Unit 83	\$ -	0
Unit 84	\$ -	0
Unit 85	\$ -	0
Unit 86	\$ -	0
Unit 87	\$ -	0
Unit 88	\$ -	0
Unit 89	\$ -	0
Unit 90	\$ -	0
Unit 91	\$ -	0
Unit 92	\$ -	0
Unit 93	\$ -	0
Unit 94	\$ -	0
Unit 95	\$ -	0
Unit 96	\$ -	0
Unit 97	\$ -	0
Unit 98	\$ -	0
Unit 99	\$ -	0
Unit 100	\$ -	0

Estimated Annual Income 11,400
 Estimated Annual Vacancy: \$ 1,140

Other Monthly Income:

Description	Amount	Growth Rate
Laundry	\$ -	0.00%
Late Fees	\$ -	0.00%
Parking	\$ -	0.00%
Mainten	\$ -	0.00%
Other	\$ -	0.00%
Total	-	

One-Time Income Additions

Amount	Year
\$ -	1
\$ -	1
\$ -	1

Alternative Income Input

Use the input below instead?

No

Year 1	\$ -
Year 2	\$ -
Year 3	\$ -
Year 4	\$ -
Year 5	\$ -
Year 6	\$ -
Year 7	\$ -
Year 8	\$ -
Year 9	\$ -
Year 10	\$ -
Year 11	\$ -
Year 12	\$ -
Year 13	\$ -
Year 14	\$ -
Year 15	\$ -
Year 16	\$ -
Year 17	\$ -
Year 18	\$ -
Year 19	\$ -
Year 20	\$ -

Subtotal 1- 50 Units \$ 950
 \$ -
 Grand Total \$ 950

Subtotal 51 - 100 Units \$ -
 \$ -

Cash Flow Analysis

MLS 4063370

13516 W. Keim Dr.

Rental Activity Analysis

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Rental Income	\$ 11,400	\$ 11,742	\$ 12,094	\$ 12,457	\$ 12,831	\$ 13,216	\$ 13,612	\$ 14,021	\$ 14,441	\$ 14,874
Other Income	-	-	-	-	-	-	-	-	-	-
Vacancy & Credits	(1,140)	(1,174)	(1,209)	(1,246)	(1,283)	(1,322)	(1,361)	(1,402)	(1,444)	(1,487)
Management Fees (if any)	(1,026)	(1,057)	(1,088)	(1,121)	(1,155)	(1,189)	(1,225)	(1,262)	(1,300)	(1,339)
Operating Expenses	(3,338)	(3,405)	(3,473)	(3,542)	(3,613)	(3,685)	(3,759)	(3,834)	(3,911)	(3,989)
Net Operating Income (NOI)	\$ 5,896	\$ 6,106	\$ 6,323	\$ 6,548	\$ 6,780	\$ 7,019	\$ 7,267	\$ 7,522	\$ 7,786	\$ 8,059
Total Mortgage Payments	(5,148)	(5,616)	(5,616)	(5,616)	(5,616)	(5,616)	(5,616)	(5,616)	(5,616)	(5,616)
Capital Improvements	-	-	-	(2,000)	-	-	-	(2,500)	-	-
Operating Income Taxes	-	-	-	-	-	-	-	-	-	-
Net CASH FLOW from Rent Activity	\$ 748	\$ 490	\$ 708	\$ (1,068)	\$ 1,164	\$ 1,403	\$ 1,651	\$ (594)	\$ 2,170	\$ 2,443

Property Sale Analysis

Projected Sales Price - Original Cost	\$ 177,650	\$ 185,644	\$ 193,998	\$ 202,728	\$ 211,851	\$ 221,384	\$ 231,347	\$ 241,757	\$ 252,636	\$ 264,005
Projected Sales Price - Improvements	-	-	-	-	-	-	-	-	-	-
Selling Expenses	(10,659)	(11,139)	(11,640)	(12,164)	(12,711)	(13,283)	(13,881)	(14,505)	(15,158)	(15,840)
Adjusted Projected Sales Price	166,991	174,506	182,358	190,564	199,140	208,101	217,466	227,252	237,478	248,165
Mortgage #1 Balance Payoff	(83,657)	(82,403)	(81,082)	(79,690)	(78,223)	(76,676)	(75,047)	(73,330)	(71,521)	(69,615)
Mortgage #2 Balance Payoff	-	-	-	-	-	-	-	-	-	-
Mortgage #3 Balance Payoff	-	-	-	-	-	-	-	-	-	-
Tax Benefit - Suspended Losses (if any)	736	1,581	2,302	2,923	3,410	3,758	3,959	4,049	3,983	3,754
Income Taxes From Sale	(10,277)	(13,324)	(16,452)	(19,209)	(22,535)	(25,954)	(29,470)	(32,517)	(36,271)	(40,135)
Net CASH FLOW from Property Sale	\$ 73,793	\$ 80,360	\$ 87,126	\$ 94,589	\$ 101,792	\$ 109,228	\$ 116,908	\$ 125,453	\$ 133,669	\$ 142,169

Cash Position

Net Cash Generated This Year	\$ 748	\$ 490	\$ 708	\$ (1,068)	\$ 1,164	\$ 1,403	\$ 1,651	\$ (594)	\$ 2,170	\$ 2,443
Net Cumulative Cash Generated Previous Years	n/a	748	1,238	1,946	878	2,042	3,445	5,096	4,503	6,673
Net Cash Generated - Property Sale	73,793	80,360	87,126	94,589	101,792	109,228	116,908	125,453	133,669	142,169
Cash Inflow (Outflow) From Refinancing	-	(848)	(848)	(848)	(848)	(848)	(848)	(848)	(848)	(848)
Original Initial Investment	(44,388)	(44,388)	(44,388)	(44,388)	(44,388)	(44,388)	(44,388)	(44,388)	(44,388)	(44,388)
Total Net CUMULATIVE CASH Generated	\$ 30,154	\$ 37,211	\$ 44,685	\$ 51,079	\$ 59,447	\$ 68,286	\$ 77,616	\$ 85,568	\$ 95,954	\$ 106,898

Financial Ratios

Debt Coverage Ratio (DCR)	1.15	1.09	1.13	1.17	1.21	1.25	1.29	1.34	1.39	1.44
Loan to Value Ratio (LVR)	47.1%	44.4%	41.8%	39.3%	36.9%	34.6%	32.4%	30.3%	28.3%	26.4%
Capitalization Rate Based on Cost	4.60%	4.76%	4.93%	5.10%	5.28%	5.47%	5.66%	5.86%	6.07%	6.28%
Capitalization Rate Based on FMV	3.32%	3.29%	3.26%	3.23%	3.20%	3.17%	3.14%	3.11%	3.08%	3.05%
Value of Property Using This Cap Rate	0.00%	-	-	-	-	-	-	-	-	-
Gross Rent Monthly Multiplier (GRM)	187.00	189.72	192.49	195.29	198.13	201.02	203.95	206.92	209.93	212.99
Gross Rent Yearly Multiplier (GRM)	15.58	15.81	16.04	16.27	16.51	16.75	17.00	17.24	17.49	17.75
Value of Property Using Your GRM	-	-	-	-	-	-	-	-	-	-
Net Present Value (NPV)	0.00%	30,154	36,363	43,837	50,232	58,599	67,438	76,769	84,721	95,107
Cash on Cash Return with Equity BuildUp	113.44%	21.94%	23.39%	20.40%	26.48%	28.12%	29.83%	25.98%	33.47%	35.41%
Cash on Cash Return before Taxes	1.69%	1.10%	1.59%	-2.41%	2.62%	3.16%	3.72%	-1.34%	4.89%	5.50%
Cash on Cash Return after Taxes	1.69%	1.10%	1.59%	-2.41%	2.62%	3.16%	3.72%	-1.34%	4.89%	5.50%
Cumulative Internal Rate of Return (IRR)	67.93%	35.10%	25.89%	21.01%	18.46%	16.79%	15.59%	14.49%	13.80%	13.24%
Modified Internal Rate of Return (MIRR)	67.93%	34.88%	25.56%	20.70%	17.91%	16.28%	15.10%	13.98%	13.19%	12.63%

Cash Flow Analysis

Rental Activity Analysis

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Gross Rental Income	\$ 15,321	\$ 15,780	\$ 16,254	\$ 16,741	\$ 17,244	\$ 17,761	\$ 18,294	\$ 18,842	\$ 19,408	\$ 19,990
Other Income	-	-	-	-	-	-	-	-	-	-
Vacancy & Credits	(1,532)	(1,578)	(1,625)	(1,674)	(1,724)	(1,776)	(1,829)	(1,884)	(1,941)	(1,999)
Management Fees (if any)	(1,379)	(1,420)	(1,463)	(1,507)	(1,552)	(1,598)	(1,646)	(1,696)	(1,747)	(1,799)
Operating Expenses	(4,069)	(4,150)	(4,233)	(4,318)	(4,404)	(4,493)	(4,582)	(4,674)	(4,767)	(4,863)
Net Operating Income (NOI)	\$ 8,341	\$ 8,632	\$ 8,932	\$ 9,242	\$ 9,563	\$ 9,894	\$ 10,235	\$ 10,588	\$ 10,953	\$ 11,329
Total Mortgage Payments	(5,616)	(5,616)	(5,616)	(5,616)	(5,616)	(5,616)	(5,616)	(5,616)	(5,616)	(5,616)
Capital Improvements	-	-	-	-	-	-	-	-	-	-
Operating Income Taxes	-	-	-	-	(60)	(1,346)	(1,558)	(1,778)	(2,007)	(2,245)
Net CASH FLOW from Rent Activity	\$ 2,725	\$ 3,016	\$ 3,316	\$ 3,626	\$ 3,887	\$ 2,932	\$ 3,062	\$ 3,194	\$ 3,330	\$ 3,468

Property Sale Analysis

Projected Sales Price - Original Cost	\$ 275,885	\$ 288,300	\$ 301,273	\$ 314,831	\$ 328,998	\$ 343,803	\$ 359,274	\$ 375,441	\$ 392,336	\$ 409,991
Projected Sales Price - Improvements	-	-	-	-	-	-	-	-	-	-
Selling Expenses	(16,553)	(17,298)	(18,076)	(18,890)	(19,740)	(20,628)	(21,556)	(22,526)	(23,540)	(24,599)
Adjusted Projected Sales Price	259,332	271,002	283,197	295,941	309,258	323,175	337,718	352,915	368,796	385,392
Mortgage #1 Balance Payoff	(67,606)	(65,489)	(63,258)	(60,907)	(58,429)	(55,819)	(53,068)	(50,169)	(47,114)	(43,895)
Mortgage #2 Balance Payoff	-	-	-	-	-	-	-	-	-	-
Mortgage #3 Balance Payoff	-	-	-	-	-	-	-	-	-	-
Tax Benefit - Suspended Losses (if any)	3,356	2,783	2,027	1,082	-	-	-	-	-	-
Income Taxes From Sale	(44,114)	(48,214)	(52,440)	(56,798)	(61,293)	(65,933)	(70,722)	(75,669)	(80,780)	(86,062)
Net CASH FLOW from Property Sale	\$ 150,968	\$ 160,082	\$ 169,526	\$ 179,318	\$ 189,535	\$ 201,423	\$ 213,928	\$ 227,077	\$ 240,903	\$ 255,435

Cash Position

Net Cash Generated This Year	\$ 2,725	\$ 3,016	\$ 3,316	\$ 3,626	\$ 3,887	\$ 2,932	\$ 3,062	\$ 3,194	\$ 3,330	\$ 3,468
Net Cumulative Cash Generated Previous Years	9,116	11,841	14,857	18,173	21,799	25,687	28,619	31,680	34,874	38,204
Net Cash Generated - Property Sale	150,968	160,082	169,526	179,318	189,535	201,423	213,928	227,077	240,903	255,435
Cash Inflow (Outflow) From Refinancing	(848)	(848)	(848)	(848)	(848)	(848)	(848)	(848)	(848)	(848)
Original Initial Investment	(44,388)	(44,388)	(44,388)	(44,388)	(44,388)	(44,388)	(44,388)	(44,388)	(44,388)	(44,388)
Total Net CUMULATIVE CASH Generated	\$ 118,422	\$ 130,551	\$ 143,311	\$ 156,730	\$ 170,835	\$ 185,654	\$ 201,220	\$ 217,564	\$ 234,719	\$ 252,720

Financial Ratios

Debt Coverage Ratio (DCR)	1.49	1.54	1.59	1.65	1.70	1.76	1.82	1.89	1.95	2.02
Loan to Value Ratio (LVR)	24.5%	22.7%	21.0%	19.3%	17.8%	16.2%	14.8%	13.4%	12.0%	10.7%
Capitalization Rate Based on Cost	6.50%	6.73%	6.96%	7.20%	7.45%	7.71%	7.98%	8.25%	8.54%	8.83%
Capitalization Rate Based on FMV	3.02%	2.99%	2.96%	2.94%	2.91%	2.88%	2.85%	2.82%	2.79%	2.76%
Value of Property Using This Cap Rate	0.00%	-	-	-	-	-	-	-	-	-
Gross Rent Monthly Multiplier (GRM)	216.09	219.24	222.43	225.67	228.95	232.29	235.67	239.10	242.59	246.12
Gross Rent Yearly Multiplier (GRM)	18.01	18.27	18.54	18.81	19.08	19.36	19.64	19.93	20.22	20.51
Value of Property Using Your GRM	-	-	-	-	-	-	-	-	-	-
Net Present Value (NPV)	117,574	129,704	142,464	155,882	169,987	184,807	200,373	216,717	233,871	251,872
Cash on Cash Return with Equity BuildUp	37.43%	39.53%	41.72%	44.01%	46.26%	45.84%	47.95%	50.15%	52.45%	54.84%
Cash on Cash Return before Taxes	6.14%	6.79%	7.47%	8.17%	8.89%	9.64%	10.41%	11.20%	12.02%	12.87%
Cash on Cash Return after Taxes	6.14%	6.79%	7.47%	8.17%	8.76%	6.61%	6.90%	7.20%	7.50%	7.81%
Cumulative Internal Rate of Return (IRR)	12.79%	12.41%	12.09%	11.81%	11.57%	11.36%	11.17%	11.00%	10.84%	10.70%
Modified Internal Rate of Return (MIRR)	12.16%	11.76%	11.40%	11.09%	10.81%	10.56%	10.33%	10.12%	9.93%	9.75%