

# PROJECTED FINANCIAL ANALYSIS SUMMARY

Property  
 Property Address: 410 Wesley Dr.  
 TN 37167



## Presented By:

Name	Avi Urban
Company	Keller Williams Realty
Address	505 Hamilton Ave. Suite 100 Palo Alto C
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## Property Information:

Type:	-	<b>Single-Family</b>
Total Cost:	\$	153,402
Fair Market Value:	\$	146,000
Number of Units:		1
Sq. Footage		1,378
Appreciation Rate		4.50%

## Financial Information

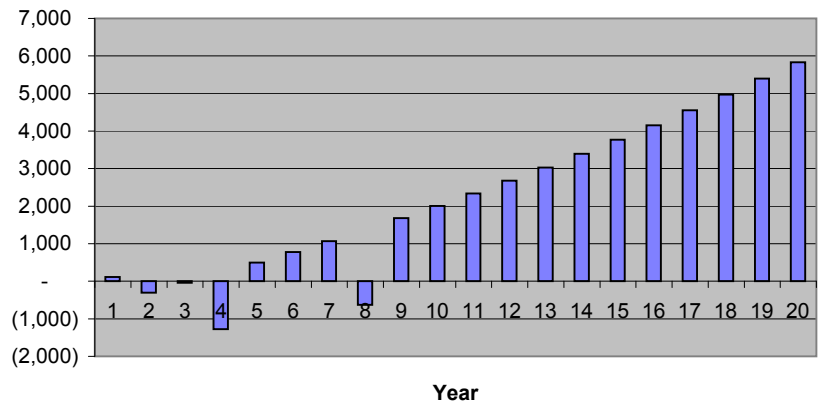
Projected Down Payment/ Investment:	\$ 37,420	%of Cost	% of FMV
		24.26%	25.63%
		75.74%	80.00%

	Amount	Rate	Term (Years)	Payment
Loan #1	116,800	6.850%	30.00	\$ 666.73
Loan #2	-	0.00%	0.00	\$ -
Loan #3	-	0.00%	0.00	\$ -

## Rental Income & Expenses:

Monthly Rents:	\$	1,000
Annual Rents	\$	12,000
Other Annual Income	\$	-
Annual Vacancy	\$	(1,080)
Annual Expenses	\$	(3,470)
Annual Mortgage Payment:	\$	(8,001)

## Property 20-year Projected Cash Flow



## Assumptions:

Rental Growth Rate		3.00%
Expense Growth Rate		2.00%
Property Growth Rate		4.50%
Marginal Tax Rate		37.00%
Capital Gain Tax Rate		24.00%

## Financial Ratios:

	Year 1	Year 5	Year 10
Debt Coverage Ratio (DCR)	1.02	1.06	1.25
FMV of Property per Sq Ft	102.97	123.90	155.94
Cash on Cash Return b/f Taxes	0.31%	1.33%	5.36%
Cash on Cash Return a/f Taxes	0.31%	1.33%	5.36%
Capitalization Rate	4.88%	4.63%	4.33%
Value of Property - Your Cap Rate	\$ 124,168	\$ 141,616	\$ 166,757
Gross Rent Monthly Multiplier (GRM)	152.57	161.65	173.77

	Year 1	Year 5	Year 10
Gross Rent Yearly Multiplier (GRM)	12.71	13.47	14.48
Value of Property Using Your GRM	\$ 720,000	\$ 810,366	\$ 939,437
Loan to Value Ratio (LVR)	76.56%	64.20%	51.51%
Net Present Value Leveraged (NPV)	\$ (8,764)	\$ 12,369	\$ 49,430
Net Present Value Unleveraged (NPV)	\$ (4,144)	\$ 37,152	\$ 99,415
Cumulative Leveraged IRR	-23.42%	5.83%	8.77%
Cumulative Unleveraged IRR	-2.69%	4.66%	5.70%

**Disclaimer:** All Information Presented is Believed to be Accurate.

The information, calculations & data presented in this report are believed to be accurate but are not guaranteed or warranted. The information contained in this report shall not be considered as a substitution for legal, accounting or other professional advice. Please seek proper legal and tax advice as appropriate before making any purchases of real estate.

**Property Name:**   
**Case Description:**   
**Address:** 410 Wesley Dr.  
**Address:** TN 37167

### I Rental Income & Expenses

Rental Income / Rent Roll:  \$ 12,000  
 Operating Expenses:  \$ 2,596  
 Annual Rental Income Growth Rate (%) 3.00%  
 Annual Operating Expense Increase (%) 2.00%

### II Property Costs & Characteristics

Select Residential, Commercial Property or Raw Land Single-Family   
 Number of Units / Total Square Footage of Property 

1	1,378
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**Purchase Price of Rental Property:**

Contract Purchase Price	\$ 146,000
Initial Improvements	\$ 2,000
Closing Costs	\$ 3,212
Buyer paid commission	2,190
Seller credits	-
Personal Property	7-Year Property <input type="button" value="Help"/>
% of Cost Allocated to Land	25.00%
<b>Total</b>	<b>\$ 153,402</b> <== Total Cost

Current Fair Market Value (FMV) of Rental Property: \$ 146,000   
 Annual Property Appreciation Rate (%): 4.50%  
 Use the Above Appr. Rate for Each Year? ("No" to enter annually)  Yes   
 Future Selling Expenses (as a % of Selling Price): 7.00%

Future Property Improvements

Description	Amount	Select Year Improvement to be Made	Will the improvement increase the property's FMV?
Misc maintenance	\$ 1,500	4	Yes
Misc maintenance	\$ 2,000	8	Yes
		10	Yes
		1	No
		1	No
		1	No
		1	No
	<b>\$ 3,500</b>		

### III Financing

Variable Interest

	Mortgage #1	Mortgage #2	Mortgage #3
Loan to Value Percentage	80.00%	0.00%	0.00%
Debt Borrowed or Assumed:	\$ 116,800	\$ -	
Interest Rate:	6.850%		<input type="button" value="Enter Adj Rates"/>
Interest Only?	Yes <input type="button" value="Help"/>	No <input type="button" value="Help"/>	No <input type="button" value="Help"/>
Term or Remaining Term of Loan (Months):	360		
Additional Monthly Principal Payments			
Monthly Mortgage Payment: (formula)	\$ 666.73	\$ -	\$ -
Loan Origination Points	0.700		
Loan Origination Points (Dollars)	\$ 818	\$ -	\$ -
Negative Amortization Option			n/a
Negative Amortization Payment			
Override Payment Calculated Above?	No <input type="button" value="Help"/>	No <input type="button" value="Help"/>	
Initial Investment or Down Payment (Cost less Debt - Automatically Calculated)			\$ 37,420
Down Payment as a Percent of Fair Market Value			25.6%
Down Payment as a Percent of Cost			24.4%

### IV Discount Rates & Market Factors - OPTIONAL

Enter Market Capitalization Rate (Cap Rate) 6.00%   
 Enter Market Annual Gross Rent Multiplier (GRM) 60.00  
 Modified Internal Rate of Return: Finance Rate: 5.75% Reinvestment Rate: 4.50%  
 Net Present Value (NPV) Rate of Return (%)

### V Income Taxes

28.0%   
 Federal Marginal Income Tax Rate: 15%   
 Federal Long-Term Capital Gains Rate: 9%   
 State Marginal Income Tax Rate: Yes   
 Are Your Losses Limited by the Passive Loss Rules? No   
 Like-Kind Exchange on Disposition?

## 20-Year Cash Flow Analysis

#REF!

### 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	\$ 12,000	\$ 12,360	\$ 12,731	\$ 13,113	\$ 13,506	\$ 13,911	\$ 14,329	\$ 14,758	\$ 15,201	\$ 15,657
Other Income	-	-	-	-	-	-	-	-	-	-
Vacancy & Credits	(1,080)	(1,112)	(1,146)	(1,180)	(1,216)	(1,252)	(1,290)	(1,328)	(1,368)	(1,409)
Management Fees	(874)	(900)	(927)	(955)	(983)	(1,013)	(1,043)	(1,074)	(1,107)	(1,140)
Operating Expenses	(2,596)	(2,648)	(2,701)	(2,755)	(2,810)	(2,867)	(2,924)	(2,982)	(3,042)	(3,103)
Net Operating Income (NOI)	\$ 7,450	\$ 7,700	\$ 7,957	\$ 8,223	\$ 8,497	\$ 8,780	\$ 9,072	\$ 9,373	\$ 9,684	\$ 10,005
Total Mortgage Payments (P+I)	(7,334)	(8,001)	(8,001)	(8,001)	(8,001)	(8,001)	(8,001)	(8,001)	(8,001)	(8,001)
Capital Improvements	-	-	-	(1,500)	-	-	-	(2,000)	-	-
Operating Income Taxes	-	-	-	-	-	-	-	-	-	-
<b>Net CASH FLOW from Rent Activity</b>	\$ 116	\$ (301)	\$ (44)	\$ (1,278)	\$ 496	\$ 779	\$ 1,071	\$ (627)	\$ 1,684	\$ 2,005

### Property Sale Analysis

Projected Sales Price - Original Cost	\$ 152,570	\$ 159,436	\$ 166,610	\$ 174,108	\$ 181,943	\$ 190,130	\$ 198,686	\$ 207,627	\$ 216,970	\$ 226,734
Projected Sales Price - Improvements	-	-	-	1,568	1,638	1,712	1,789	3,959	4,137	4,324
Selling Expenses	(10,680)	(11,160)	(11,663)	(12,297)	(12,851)	(13,429)	(14,033)	(14,811)	(15,478)	(16,174)
<b>Adjusted Projected Sales Price</b>	141,890	148,275	154,948	163,378	170,730	178,413	186,441	196,775	205,630	214,883
Mortgage #1 Balance Payoff	(116,800)	(116,800)	(116,800)	(116,800)	(116,800)	(116,800)	(116,800)	(116,800)	(116,800)	(116,800)
Mortgage #2 Balance Payoff	-	-	-	-	-	-	-	-	-	-
Mortgage #3 Balance Payoff	-	-	-	-	-	-	-	-	-	-
Tax Benefit - Suspended Losses (if any)	1,474	3,168	4,768	6,288	7,707	9,022	10,229	11,350	12,357	13,245
Income Taxes From Sale	1,975	(827)	(4,470)	(7,603)	(10,838)	(14,152)	(17,549)	(21,043)	(24,664)	(28,380)
<b>Net CASH FLOW from Property Sale</b>	\$ 28,539	\$ 33,816	\$ 38,445	\$ 45,263	\$ 50,800	\$ 56,483	\$ 62,321	\$ 70,281	\$ 76,523	\$ 82,949

### Cash Position

Net Cash Generated This Year	\$ 116	\$ (301)	\$ (44)	\$ (1,278)	\$ 496	\$ 779	\$ 1,071	\$ (627)	\$ 1,684	\$ 2,005
Net Cumulative Cash Generated Previous Years	n/a	116	(185)	(229)	(1,507)	(1,011)	(232)	840	212	1,896
Net Cash Generated - Property Sale	28,539	33,816	38,445	45,263	50,800	56,483	62,321	70,281	76,523	82,949
Original Initial Investment	(37,420)	(37,420)	(37,420)	(37,420)	(37,420)	(37,420)	(37,420)	(37,420)	(37,420)	(37,420)
<b>Total Net CUMULATIVE CASH Generated</b>	\$ (8,764)	\$ (3,789)	\$ 797	\$ 6,336	\$ 12,369	\$ 18,832	\$ 25,741	\$ 33,074	\$ 41,000	\$ 49,430

### Financial Ratios

Debt Coverage Ratio (DCR)	1.02	0.96	0.99	1.03	1.06	1.10	1.13	1.17	1.21	1.25
FMV of Property per Sq Ft	\$ 102.97	\$ 107.60	\$ 112.44	\$ 118.56	\$ 123.90	\$ 129.47	\$ 135.30	\$ 142.80	\$ 149.22	\$ 155.94
Cash on Cash Return b/f Taxes & Sale	0.31%	-0.81%	-0.12%	-3.42%	1.33%	2.08%	2.86%	-1.68%	4.50%	5.36%
Cash on Cash Return a/f Taxes & b/f Sale	0.31%	-0.81%	-0.12%	-3.42%	1.33%	2.08%	2.86%	-1.68%	4.50%	5.36%
Capitalization Rate	4.88%	4.83%	4.78%	4.68%	4.63%	4.58%	4.53%	4.43%	4.38%	4.33%
Value of Property Using Your Cap Rate	6.00%	124,168	128,326	132,617	137,045	141,616	146,333	151,201	156,224	161,408
Gross Rent Monthly Multiplier (GRM)	152.57	154.79	157.05	159.33	161.65	164.01	166.40	168.82	171.28	173.77
Gross Rent Yearly Multiplier (GRM)	12.71	12.90	13.09	13.28	13.47	13.67	13.87	14.07	14.27	14.48
Value of Property Using Your GRM	60.00	720,000	741,600	763,848	786,763	810,366	834,677	859,718	885,509	912,074
Loan to Value Ratio (LVR)	76.6%	73.3%	70.1%	67.1%	64.2%	61.4%	58.8%	56.3%	53.8%	51.5%
Net Present Value Leveraged (NPV)	(8,764)	(3,789)	797	6,336	12,369	18,832	25,741	33,074	41,000	49,430
Net Present Value Unleveraged (NPV)	(4,144)	5,872	15,498	26,078	37,152	48,655	60,604	72,978	85,944	99,415
Cumulative Leveraged IRR	-23.42%	-5.21%	0.70%	3.98%	5.83%	6.96%	7.70%	8.19%	8.53%	8.77%
Cumulative Unleveraged IRR	-2.69%	1.91%	3.34%	4.16%	4.66%	5.00%	5.24%	5.43%	5.58%	5.70%
Modified Internal Rate of Return - Leveraged	-23.42%	-5.19%	0.74%	3.99%	5.83%	6.93%	7.65%	8.12%	8.42%	8.64%
Modified Internal Rate of Return - UnLeveraged	-2.69%	1.95%	3.37%	4.17%	4.65%	4.96%	5.18%	5.34%	5.47%	5.56%

## 20-Year 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	\$ 16,127	\$ 16,611	\$ 17,109	\$ 17,622	\$ 18,151	\$ 18,696	\$ 19,256	\$ 19,834	\$ 20,429	\$ 21,042
Other Income	-	-	-	-	-	-	-	-	-	-
Vacancy & Credits	(1,451)	(1,495)	(1,540)	(1,586)	(1,634)	(1,683)	(1,733)	(1,785)	(1,839)	(1,894)
Management Fees	(1,174)	(1,209)	(1,246)	(1,283)	(1,321)	(1,361)	(1,402)	(1,444)	(1,487)	(1,532)
<u>Operating Expenses</u>	<u>(3,165)</u>	<u>(3,228)</u>	<u>(3,293)</u>	<u>(3,359)</u>	<u>(3,426)</u>	<u>(3,494)</u>	<u>(3,564)</u>	<u>(3,635)</u>	<u>(3,708)</u>	<u>(3,782)</u>
Net Operating Income (NOI)	\$ 10,337	\$ 10,678	\$ 11,031	\$ 11,395	\$ 11,770	\$ 12,158	\$ 12,557	\$ 12,970	\$ 13,395	\$ 13,834
Total Mortgage Payments (P+I)	(8,001)	(8,001)	(8,001)	(8,001)	(8,001)	(8,001)	(8,001)	(8,001)	(8,001)	(8,001)
Capital Improvements	-	-	-	-	-	-	-	-	-	-
Operating Income Taxes	-	-	-	-	-	-	-	-	-	-
<b>Net CASH FLOW from Rent Activity</b>	<b>\$ 2,336</b>	<b>\$ 2,678</b>	<b>\$ 3,030</b>	<b>\$ 3,394</b>	<b>\$ 3,770</b>	<b>\$ 4,157</b>	<b>\$ 4,557</b>	<b>\$ 4,969</b>	<b>\$ 5,394</b>	<b>\$ 5,833</b>

### Property Sale Analysis

Projected Sales Price - Original Cost	\$ 236,937	\$ 247,599	\$ 258,741	\$ 270,384	\$ 282,551	\$ 295,266	\$ 308,553	\$ 322,438	\$ 336,948	\$ 352,110
Projected Sales Price - Improvements	4,518	4,722	4,934	5,156	5,388	5,630	5,884	6,149	6,425	6,714
Selling Expenses	(16,902)	(17,662)	(18,457)	(19,288)	(20,156)	(21,063)	(22,011)	(23,001)	(24,036)	(25,118)
<b>Adjusted Projected Sales Price</b>	<b>224,553</b>	<b>234,658</b>	<b>245,217</b>	<b>256,252</b>	<b>267,784</b>	<b>279,834</b>	<b>292,426</b>	<b>305,585</b>	<b>319,337</b>	<b>333,707</b>
Mortgage #1 Balance Payoff	(116,800)	(116,800)	(116,800)	(116,800)	(116,800)	(116,800)	(116,800)	(116,800)	(116,800)	(116,800)
Mortgage #2 Balance Payoff	-	-	-	-	-	-	-	-	-	-
Mortgage #3 Balance Payoff	-	-	-	-	-	-	-	-	-	-
Tax Benefit - Suspended Losses (if any)	14,011	14,650	15,159	15,533	15,769	15,861	15,805	15,596	15,231	14,702
Income Taxes From Sale	(32,196)	(36,116)	(40,145)	(44,289)	(48,552)	(52,939)	(57,456)	(62,109)	(66,905)	(71,849)
<b>Net CASH FLOW from Property Sale</b>	<b>\$ 89,568</b>	<b>\$ 96,392</b>	<b>\$ 103,431</b>	<b>\$ 110,697</b>	<b>\$ 118,201</b>	<b>\$ 125,956</b>	<b>\$ 133,975</b>	<b>\$ 142,272</b>	<b>\$ 150,862</b>	<b>\$ 159,760</b>

### Cash Position

Net Cash Generated This Year	\$ 2,336	\$ 2,678	\$ 3,030	\$ 3,394	\$ 3,770	\$ 4,157	\$ 4,557	\$ 4,969	\$ 5,394	\$ 5,833
Net Cumulative Cash Generated Previous Years	3,901	6,237	8,914	11,944	15,338	19,108	23,265	27,821	32,790	38,185
Net Cash Generated - Property Sale	89,568	96,392	103,431	110,697	118,201	125,956	133,975	142,272	150,862	159,760
Original Initial Investment	(37,420)	(37,420)	(37,420)	(37,420)	(37,420)	(37,420)	(37,420)	(37,420)	(37,420)	(37,420)
<b>Total Net CUMULATIVE CASH Generated</b>	<b>\$ 58,385</b>	<b>\$ 67,887</b>	<b>\$ 77,956</b>	<b>\$ 88,616</b>	<b>\$ 99,889</b>	<b>\$ 111,801</b>	<b>\$ 124,377</b>	<b>\$ 137,643</b>	<b>\$ 151,628</b>	<b>\$ 166,359</b>

### Financial Ratios

Debt Coverage Ratio (DCR)	1.29	1.33	1.38	1.42	1.47	1.52	1.57	1.62	1.67	1.73
FMV of Property per Sq Ft	\$ 162.96	\$ 170.29	\$ 177.95	\$ 185.96	\$ 194.33	\$ 203.07	\$ 212.21	\$ 221.76	\$ 231.74	\$ 242.17
Cash on Cash Return b/f Taxes & Sale	6.24%	7.16%	8.10%	9.07%	10.07%	11.11%	12.18%	13.28%	14.42%	15.59%
Cash on Cash Return a/f Taxes & b/f Sale	6.24%	7.16%	8.10%	9.07%	10.07%	11.11%	12.18%	13.28%	14.42%	15.59%
Capitalization Rate	4.28%	4.23%	4.18%	4.14%	4.09%	4.04%	3.99%	3.95%	3.90%	3.86%
Value of Property Using Your Cap Rate	6.00%	172,277	177,973	183,850	189,914	196,171	202,627	209,289	216,161	223,252
Gross Rent Monthly Multiplier (GRM)	176.30	178.87	181.48	184.12	186.80	189.52	192.28	195.08	197.92	200.80
Gross Rent Yearly Multiplier (GRM)	14.69	14.91	15.12	15.34	15.57	15.79	16.02	16.26	16.49	16.73
Value of Property Using Your GRM	60.00	967,620	996,648	1,026,548	1,057,344	1,089,065	1,121,737	1,155,389	1,190,050	1,225,752
Loan to Value Ratio (LVR)	49.3%	47.2%	45.1%	43.2%	41.3%	39.6%	37.9%	36.2%	34.7%	33.2%
Net Present Value Leveraged (NPV)	58,385	67,887	77,956	88,616	99,889	111,801	124,377	137,643	151,628	166,359
Net Present Value Unleveraged (NPV)	113,411	127,953	143,062	158,762	175,076	192,029	209,645	227,952	246,977	266,748
Cumulative Leveraged IRR	<b>8.94%</b>	<b>9.07%</b>	<b>9.17%</b>	<b>9.24%</b>	<b>9.30%</b>	<b>9.34%</b>	<b>9.37%</b>	<b>9.40%</b>	<b>9.41%</b>	<b>9.43%</b>
Cumulative Unleveraged IRR	<b>5.80%</b>	<b>5.89%</b>	<b>5.96%</b>	<b>6.03%</b>	<b>6.09%</b>	<b>6.14%</b>	<b>6.19%</b>	<b>6.24%</b>	<b>6.28%</b>	<b>6.32%</b>
Modified Internal Rate of Return - Leveraged	<b>8.79%</b>	<b>8.89%</b>	<b>8.96%</b>	<b>9.00%</b>	<b>9.02%</b>	<b>9.03%</b>	<b>9.02%</b>	<b>9.01%</b>	<b>8.99%</b>	<b>8.96%</b>
Modified Internal Rate of Return - UnLeveraged	<b>5.64%</b>	<b>5.70%</b>	<b>5.75%</b>	<b>5.79%</b>	<b>5.82%</b>	<b>5.85%</b>	<b>5.87%</b>	<b>5.89%</b>	<b>5.91%</b>	<b>5.92%</b>

# Rental Income / Rent Roll

Total Gross Monthly Income **\$ 1,000**

Enter Average Vacancy Rate: **9.00%**

Estimated Annual Income **12,000**

Estimated Annual Vacancy **\$ 1,080**

Enter Lease Description	Monthly Rent	Vacant / Incentive Months in the First Year
Unit 1	\$ 1,000	0
Unit 2	0	0
Unit 3	0	0
Unit 4	0	0
Unit 5	0	0
Unit 6	0	0
Unit 7	0	0
Unit 8	0	0
Unit 9	0	0
Unit 10	0	0
Unit 11	0	0
Unit 12	0	0
Unit 13	0	0
Unit 14	0	0
Unit 15	0	0
Unit 16	0	0
Unit 17	0	0
Unit 18	0	0
Unit 19	0	0
Unit 20	0	0
Unit 21	0	0
Unit 22	0	0
Unit 23	0	0
Unit 24	0	0
Unit 25	0	0
Unit 26	0	0
Unit 27	0	0
Unit 28	0	0
Unit 29	0	0
Unit 30	0	0
Unit 31	0	0
Unit 32	0	0
Unit 33	0	0
Unit 34	0	0
Unit 35	0	0
Unit 36	0	0
Unit 37	0	0
Unit 38	0	0
Unit 39	0	0
Unit 40	0	0
Unit 41	0	0
Unit 42	0	0
Unit 43	0	0
Unit 44	0	0
Unit 45	0	0
Unit 46	0	0
Unit 47	0	0
Unit 48	0	0
Unit 49	0	0
Unit 50	0	0

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

## 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 **\$ 1,000**

Subtotal 51 - 100 Units **\$ -**

Grand Total **\$ 1,000**

## Annual Rental Expense Input Screen

- #REF!

<b>Total Annual Expenses:</b>	<b>\$ 2,596</b>	(from below)
<b>Annual Increase</b>	<b>2.00%</b>	(from Input Screen)
<b>Monthly Expenses</b>	<b>\$ 216</b>	

Expense Description	Annual Amount	Percentage of Total
Accounting		0.00%
Advertising		0.00%
Association Fees	\$ -	0.00%
Auto & Travel		0.00%
Cleaning		0.00%
Commissions		0.00%
Insurance	\$ 480	18.49%
Lawn Maintenance		0.00%
Legal		0.00%
Maintenance Resrvs (5%	\$ 600	23.11%
Rent up fees	\$ 333	12.84%
Payroll		0.00%
Professional Fees		0.00%
Repairs		0.00%
Supplies		0.00%
<b>Taxes:</b>		
<b>Property Taxes</b>	<b>\$ 1,183</b>	<b>45.56%</b>
<b>Personal Property</b>		0.00%
<b>Payroll</b>		0.00%
<b>Other</b>		0.00%
<b>Trash Removal</b>		0.00%
<b>Utilities:</b>		
<b>Electricity</b>		0.00%
<b>Water</b>		0.00%
<b>Gas</b>		0.00%
<b>Telephone</b>		0.00%
<b>Other Utilities</b>		0.00%
<b>Miscellaneous</b>		0.00%
<b>Miscellaneous</b>		0.00%
<b>Miscellaneous</b>		0.00%
<b>Miscellaneous</b>		0.00%
<b>Miscellaneous</b>		0.00%

<b>Total Annual Expenses</b>	<b>\$ 2,596</b>
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### One-Time Expenses

Amount	Year Incurred
	1
	1
	1

### Management Fee (if any)

8.00%
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### 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	