

329 N 2nd St W-projected APOD

Purchase Cost	\$385,000.00	% down	25.00%
Cash Invested	\$100,250.00	closing costs	\$4,000.00

Financing		term/yr	rate	P and I Payment/month
Amount	\$288,750.00	30	4.25%	\$1,420.48
Amount	\$0.00	30	5.00%	\$0.00

		Depreciation Rate
Land Value	\$77,000.00	0.00%
Personal Property Value	\$38,500.00	20.00%
Building Value	\$269,500.00	2.27%
Land Improvement Value	\$0.00	5.00%
Total Depreciation		\$13,817.65

Annual Rent	\$31,500.00	Less Vacancy	\$945.00	Gross Operating Income*
		3.00%	%	* current monthly rents are \$525, \$600, \$700 and \$800

Annual Operating Expenses			
Real Estate Tax	\$2,422.03	Insurance	\$1,240.00
Repairs	\$1,000.00	Utilities	\$1,684.00
Assoc Dues		Advertising	
Management	\$0.00	Supplies	
Misc		Misc	

Total Operating Expenses	\$6,346.03		
1. Gross Operating Income	\$30,555.00		
Operating Expenses	\$6,346.03		
Net Operating Income	\$24,208.97		
Annual Debt Service	\$17,045.72		
Cash Flow Before Tax			\$7,163.25

2. Annual Debt Service	\$17,045.72		
Interest Paid 1st year-loan #1	\$11,862.81		
Interest Paid 1st year-loan #2	\$0.00		
Principal Reduction			\$5,182.90

3. Net Operating Income	\$24,208.97		
Interest	\$11,862.81		
Total Depreciation	\$13,817.65		
Multiplied by Tax Bracket	35%		
Tax Paid or Saved			-\$515.02

Return on Investment (ROI)			12.83%
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Cap Rate			6.29%
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Cash on Cash			7.15%
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