

CHECK PROJECTED ROI

Indicated Original Property Value	965,000.00
Original Mortgage (with Inclusions)	772,000.00
Hold Period (Years)	5

Appreciation at 6%

Estimated Future Value	1,291,387.68
Proceeds After Selling Costs	1,234,574.40
Balance of Mortgage Principle Due	687,602.88
Proceeds After Repayment of Mortgage Principle	546,971.52
Capital Gain (Original Valuation - Net Proceeds)	269,574.40
Indicated Capital Gains Tax	35,044.67
Proceeds After Capital Gains Tax	511,926.85
Estimated Total Cash Flow over 5 years	110,153.08
Total Cash in Hand after 5 years	622,079.93
Total Invested (Original Purchase less Mortgage Principle Due)	277,397.12
Total Return	344,682.80
Total ROI	124.26%
Annualized ROI (over 5 years)	24.85%

Current CAP at 5.73%

Estimated Future Value	1,181,592.68
Proceeds After Selling Costs	1,129,390.79
Balance of Mortgage Principle Due	687,602.88
Proceeds After Repayment of Mortgage Principle	441,787.91
Capital Gain (Original Valuation - Net Proceeds)	164,390.79
Indicated Capital Gains Tax	21,370.80
Proceeds After Capital Gains Tax	420,417.11
Estimated Total Cash Flow over 5 years	110,153.08
Total Cash in Hand after 5 years	530,570.19
Total Invested (Original Purchase less Mortgage Principle Due)	277,397.12
Total Return	253,173.07
Total ROI	91.27%
Annualized ROI (over 5 years)	18.25%

Target CAP at 4.75%

Estimated Future Value	1,427,449.03
Proceeds After Selling Costs	1,364,921.17
Balance of Mortgage Principle Due	687,602.88
Proceeds After Repayment of Mortgage Principle	677,318.29
Capital Gain (Original Valuation - Net Proceeds)	399,921.17
Indicated Capital Gains Tax	51,989.75
Proceeds After Capital Gains Tax	625,328.54
Estimated Total Cash Flow over 5 years	110,153.08
Total Cash in Hand after 5 years	735,481.62
Total Invested (Original Purchase less Mortgage Principle Due)	277,397.12
Total Return	458,084.49
Total ROI	165.14%
Annualized ROI (over 5 years)	33.03%