

VALUE PROJECTION & FUTURE SALE ANALYSIS

Fantastic Waterfront Condo

- VALUATION by APPRECIATION, CURRENT CAP RATE, ADJUSTED CAP RATE, Incl. INFLATION

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123 Any Street
 Any Town
 Any State/Province
 MLS: 1234567
 Realtor Name: Lucy Smith
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 Realtor Email: lsmith@lsmith.realtor
 Analyst: Real Estate Investor

	<u>BASE CURRENCY</u>			<u>CONVERTED CURRENCY</u>		
Revenue Projection						
		Units			Units	
Year 1 Rent/Lease 1	2,600.00	1	2,600.00	3,380.00	1	3,380.00
Year 1 Rent/Lease 2	2,300.00	1	2,300.00	2,990.00	1	2,990.00
Year 1 Rent/Lease 3	-	0	-	-	-	-
TOTAL Year 1 Rent			<u>4,900.00</u>			<u>6,370.00</u>
Annual Allowable Rent Increase in 5 years	4.00%	Units			Units	
Projected Allowable Rent 1	3,163.30	1	3,163.30	4,112.29	1	4,112.29
Projected Allowable Rent 2	2,798.30	1	2,798.30	3,637.79	1	3,637.79
Projected Allowable Rent 3	-	0	-	-	-	-
TOTAL Allowable Rent in 5 years			<u>5,961.60</u>			<u>7,750.08</u>
Year 1 Total Other Income	6,000.00			7,800.00		
Projected Total Other Income (after inflation) in 5 years	6,543.70			8,506.81		

	<u>BASE CURRENCY</u>		<u>CONVERTED CURRENCY</u>	
Operating Income Projection				
Year 1 Gross Annual Operating Income	64,800.00		84,240.00	
Year 1 Gross Annual Operating Expenses	9,425.00		12,252.50	
Year 1 Net Annual Operating Income (excluding Mortgage Payments)	55,375.00		71,987.50	
Year 1 Annual Net Income before taxes (including Mortgage Payments)	<u>15,816.20</u>		<u>20,561.06</u>	
Projected Gross Annual Operating Income (assuming Allowable Rent Increase) in 5 years	78,082.89		101,507.76	
Projected Gross Annual Operating Expenses (Assuming Rate of Inflation) in 5 years	10,279.06		13,362.78	
Projected Net Annual Operating Income (excluding Mortgage Payments) in 5 years	67,803.83		88,144.98	
Projected Net Income before taxes (including Mortgage Payments) in 5 years	<u>28,245.03</u>		<u>36,718.54</u>	