

VALUE PROJECTION & FUTURE SALE ANALYSIS
Fantastic Waterfront Condo

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	BASE CURRENCY	CONVERTED CURRENCY
Future Value (Appreciation)		
Year 1 Base Purchase Price of Property	965,000.00	1,254,500.00
add Post Purchase Renovations/Improvements	-	-
subtract Depreciation (optional)	-	-
Indicated Value of Property	<u>965,000.00</u>	<u>1,254,500.00</u>
Estimated Future Appreciated Value of Property at Time of Sale (@ 6% over 5 years)	1,291,387.68	1,678,803.99
Estimated Sales Commission	53,655.51	69,752.16
Estimated Taxes on Sales Commission	2,682.78	3,487.61
Discharge Fee	75.00	97.50
Switch Out Fee	300.00	390.00
Tax Account Fee	100.00	130.00
Settlement Agent Fee	-	-
Owner's Title Insurance Fee	-	-
Release Processing Fee	-	-
Legal Document Preparation Fee	-	-
Other Fee 1	-	-
Other Fee 2	-	-
Other Fee 3	-	-
Proceeds After Selling Costs	<u>1,234,574.40</u>	<u>1,604,946.72</u>
Balance of Mortgage Principal Due	687,602.88	893,883.74
Proceeds After Repayment of Mortgage Principal	<u>546,971.52</u>	<u>711,062.98</u>
Capital Gain (Original Valuation - Net Proceeds)	269,574.40	350,446.72
Indicated Capital Gains Tax	35,044.67	45,558.07
Proceeds After Capital Gains Tax	<u>511,926.85</u>	<u>665,504.90</u>
Estimated Total Cash Flow (over 5 years)	110,153.08	143,199.00
Total Cash in Hand after 5 years	622,079.93	808,703.90
Total Equity Invested (Original Purchase less Mortgage Principal Due)	<u>277,397.12</u>	<u>360,616.26</u>
Total Return	<u>344,682.80</u>	<u>448,087.65</u>
Total Return on Investment (ROI)	124.26%	124.26%
Annualized ROI (over 5 years)	24.85%	24.85%