

VALUE PROJECTION & FUTURE SALE ANALYSIS
Fantastic Waterfront Condo

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	<u>BASE CURRENCY</u>	<u>CONVERTED CURRENCY</u>
Future Value (Current CAP Rate)		
Original Purchase Price of Property	965,000.00	1,254,500.00
add Post Purchase Renovations/Improvements	-	-
subtract Depreciation (optional)	-	-
Original Valuation of Property	<u>965,000.00</u>	<u>1,254,500.00</u>
Estimated Future Value of Property at Time of Sale in 5 years at Current CAP Rate	1,181,592.68	1,536,070.49
Estimated Sales Commission	49,263.71	64,042.82
Estimated Taxes on Sales Commission	2,463.19	3,202.14
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>1,129,390.79</u>	<u>1,468,208.03</u>
Balance of Mortgage Principal Due	687,602.88	893,883.74
Proceeds After Repayment of Mortgage Principal	441,787.91	574,324.29
Capital Gain (Original Valuation - Net Proceeds)	164,390.79	213,708.03
Indicated Capital Gains Tax	21,370.80	27,782.04
Proceeds After Capital Gains Tax	<u>420,417.11</u>	<u>546,542.24</u>
Estimated Total Cash Flow (over 5 years)	110,153.08	143,199.00
Total Cash in Hand after 5 years	530,570.19	689,741.24
Total Equity Invested (Original Purchase less Mortgage Principal Due)	277,397.12	360,616.26
Total Return	<u>253,173.07</u>	<u>329,124.98</u>
Total Return on Investment (ROI)	91.27%	118.65%
Annualized ROI (over 5 years)	18.25%	23.73%