

VALUE PROJECTION & FUTURE SALE ANALYSIS
Fantastic Waterfront Condo

	<u>BASE CURRENCY</u>	<u>CONVERTED CURRENCY</u>
Future Value (Target 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 Target CAP Rate	1,427,449.03	1,855,683.74
Estimated Sales Commission	59,097.96	76,827.35
Estimated Taxes on Sales Commission	2,954.90	3,841.37
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	-	-
Other Fee 1	-	-
Other Fee 2	-	-
Other Fee 3	-	-
Proceeds After Selling Costs	<u>1,364,921.17</u>	<u>1,774,397.52</u>
Balance of Mortgage Principal Due	<u>687,602.88</u>	<u>893,883.74</u>
Proceeds After Repayment of Mortgage Principal	677,318.29	880,513.78
Capital Gain (Original Valuation - Net Proceeds)	399,921.17	519,897.52
Indicated Capital Gains Tax	51,989.75	67,586.68
Proceeds After Capital Gains Tax	<u>625,328.54</u>	<u>812,927.10</u>
Estimated Total Cash Flow (over 5 years)	110,153.08	143,199.00
Total Cash in Hand after 5 years	735,481.62	956,126.10
Total Equity Invested (Original Purchase less Mortgage Principal Due)	277,397.12	360,616.26
Total Return	<u>458,084.49</u>	<u>595,509.84</u>
Total Return on Investment (ROI)	165.14%	214.68%
Annualized ROI (over 5 years)	33.03%	42.94%