

**Fill in values in YELLOW shaded areas - Worksheet will Auto fill in Blue**

**Property information**

address	216 Tamara	
property type	Duplex	
date	7/16/2010	

<b>(A) Purchase price</b>	<b>\$185,000</b>	<b>** NOTE:</b> purchase price, loan amount and investment basis are for worksheet calculations only and assume 80% financing	
Down pymt	\$37,000		
Costs of acquisition	\$3,500		
Loan points	\$0		
<b>(B) Investment basis</b>	<b>\$40,500</b>		
<b>Potential loan amt</b>	<b>\$148,000</b>	Int rate	years
est pymt - from sht 2	\$1,170.37	5.00%	15
<b>Est. appreciation</b>	<b>3%</b>	annual appreciation -estimate only	

**(Tax) Assessed values**

land	\$30,000	19.1%
improvements	\$126,658	80.9%
personal prop	\$0	0.0%
<b>total tax value</b>	<b>\$156,658</b>	<b>100.0%</b>

**Calculations - All figures = Annual**

				Annual	monthly rent
1	<b>Gross income</b>			<b>\$20,700.00</b>	\$1,725.00
2	<b>Loss</b>	\$0.33	3.9%	\$800.00	
3	<b>Rental income</b>			<b>\$19,900.00</b>	
4	<b>other income</b>			\$0.00	
5	<b>Gross operating income</b>			<b>\$19,900.00</b>	

**Expenses**

	\$ sq ft	%	
6 Real estate taxes	\$1.39	17%	\$3,347.00
7 Insurance	\$0.33	4%	\$800.00
8 Property mgmt	\$0.00	0%	\$0.00
9 off site mgmt	\$0.00	0%	\$0.00
10 Repairs and maintenance	\$0.42	5%	\$1,000.00
11 sewer, garbage	\$0.00	0%	\$0.00
12 electric, water	\$0.00	0%	\$0.00
13 accounting and legal	\$0.00	0%	\$0.00
14 real estate comission	\$0.00	0%	\$0.00
15 advertising	\$0.00	0%	\$0.00
16 supplies	\$0.00	0%	\$0.00
17 pest control	\$0.00	0%	\$0.00
18 janitorial	\$0.00	0%	\$0.00
19 turnover costs	\$0.00	0%	\$0.00
20 HOA	\$0.00	0%	\$0.00
<b>21 Total operating expenses</b>	<b>\$2.14</b>	<b>25.9%</b>	<b>\$5,147.00</b>

22	<b>Net operating income (NOI)</b>	<b>\$14,753.00</b>	<b>(D)</b>
23	less annual mortgage costs	\$14,044.49	
24	<b>Cash Flow</b>	<b>\$708.51</b>	<b>(E)</b>
25	<b>Appreciation Growth</b>	<b>\$5,550.00</b>	
26	<b>Sum - appreciation and cash flow</b>	<b>\$6,258.51</b>	
27	<b>ROI (return in invested cash - see item B)</b>	<b>15.5%</b>	

type	sq ft	(F) actual rent monthly	unit	\$ per sq ft	potential market rent - monthly	GRM	
3/2	1250	\$850.00	A	0.68	\$875.00	8.94	A / F
2/2	1150	\$850.00	B	0.74	\$850.00	8.0%	D / A
						1.7%	E / B
						25.9%	
						\$185,000	
						\$77.08	
<b>Totals</b>	<b>2400</b>	<b>1,700.00</b>			<b>1,725.00</b>		

notes

depreciate over 27.5 years

Components - appliances, carpets, furniture, etc = 5 years

Land improvements - shrubry, fence, landscape = 15 years