

3244-50 Reynard Way (5 Units)

	<u>Current Rent</u>	<u>Projected Rent</u>	<u>Square-Feet</u>	<u>Mix</u>
3244	\$ 2,500.00	\$ 2,850.00	500	1bd/1bath
3246	\$ 2,500.00	\$ 2,850.00	500	1bd/1bath
3248-A	\$ 2,300.00	\$ 2,850.00	500	1bd/1bath
3248-B	\$ 2,100.00	\$ 2,500.00	400	1bd/1bath
3250	\$ 2,500.00	\$ 2,850.00	500	1bd/1bath
Total	\$ 11,900.00	\$ 13,900.00	2400	
Yearly Income	\$ 142,800.00	\$ 166,800.00		

Current Financing

Loan Amount	\$ 665,000.00
Interest Rate	3.25%
Amortization	Years 30
Current Payments	\$2,894.12

<u>Actual Expenses:</u>		<u>Projected Expenses:</u>	
Landscaping	\$ 300.00	Landscaping	\$ 300.00
Taxes	\$ 12,511.00	Taxes	\$ 21,000.00
Water	\$ 2,000.00	Water	\$ 3,000.00
Maintenance	\$ 3,000.00	Maintenance	\$ 2,000.00
Insurance	\$ 1,600.00	Insurance	\$ 1,600.00
Total	\$ 19,411.00	Total	\$ 27,900.00

Down Payment	\$ 800,000.00	<u>Projected</u>	\$ 800,000.00
Cash on Cash Return	15.42%		18.42%

<u>actual</u>		<u>Cap Rate</u>	<u>Projected</u>		<u>Cap Rate</u>
Net Operating Income	\$ 123,389.00		Net Operating Income	\$ 147,389.00	
Purchase Price	\$ 2,000,000.00	6.17%	Purchase Price	\$ 2,000,000.00	7.37%

Appreciation Forecast

Year 1	Year 2	Year 3	Year 4	Equity Total
7.5%	7.5%	7.5%	7.5%	4 years
\$ 2,150,000.00	\$ 2,311,250.00	\$ 2,484,593.75	\$ 2,670,938.28	\$ 670,938.28

Mortgage Calculator

Average Yearly Increase on Property Value		
Purchased Priced		\$ 2,000,000.00
Down Payment	40.00%	\$ 800,000.00
Total Amount Financed		\$ 1,200,000.00
Payments		

Rental Increase Calculator

8%

Year 1	Year 2	Year 3	Year 4
\$ 2,700.00	\$ 2,916.00	\$ 3,149.28	\$ 3,401.22
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\$ 2,484.00	\$ 2,682.72	\$ 2,897.34	\$ 3,129.12
\$ 2,268.00	\$ 2,449.44	\$ 2,645.40	\$ 2,857.03
\$ 2,700.00	\$ 2,916.00	\$ 3,149.28	\$ 3,401.22
\$ 12,852.00	\$ 13,880.16	\$ 14,990.57	\$ 16,189.82
\$ 154,224.00	\$ 166,561.92	\$ 179,886.87	\$ 194,277.82