

Prospective Property Acquisition Comparison Chart: Return Projection-s

Property Name:	NE 18th					
Location:	Portland					
UNITS=	5					
Building Square Feet=	3,000					
PSF (price per sq. ft.) @ Negotiated Price=	\$277		MDIV/0!		MDIV/0!	
	Current	*Market	Current	*Market	Current	*Market
Full Scheduled Rent Income	69,000	72,000				
Other Income (underwriting credit recognized)	275	275				
Vacancy/Credit Loss (%)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Projected Effective Gross Income	65,825	68,675	0	0	0	0
Total Expenses & Reserves	22,000	23,000				
Expenses (% of EGI)	33.42%	33.49%	MDIV/0!	MDIV/0!	MDIV/0!	MDIV/0!
Expenses (\$ per unit)	4,400	4,600	MDIV/0!	MDIV/0!	MDIV/0!	MDIV/0!
NET OPERATING INCOME	43,825	45,675	0	0	0	0
List Price	832,000	832,000				
Negotiated Price Estimate	832,000	832,000				
Down Payment	249,600	249,600	#NUM!	#NUM!	#NUM!	#NUM!
Loan Amount (current balance)	582,400	582,400	#NUM!	#NUM!	#NUM!	#NUM!
Annual Debt Service Payment	33,366	33,366	#NUM!	#NUM!	#NUM!	#NUM!
Monthly Debt Service Payment	2,780	2,780	#NUM!	#NUM!	#NUM!	#NUM!
Annual Pre-tax Cash Flow (\$)	10,459	12,309	#NUM!	#NUM!	#NUM!	#NUM!
Annual Pre-tax Cash Flow (%)	4.19%	4.93%	#NUM!	#NUM!	#NUM!	#NUM!
Year-1 Loan Pay Down (\$)	10,256	10,256	#NUM!	#NUM!	#NUM!	#NUM!
Pre-tax Cash Flow (\$)+ Loan Pay down (\$)	20,716	22,566	#NUM!	#NUM!	#NUM!	#NUM!
Pre-tax Cash Flow (%) + Loan Pay down (%)	8.30%	9.04%	#NUM!	#NUM!	#NUM!	#NUM!
Year-1 Income Taxes Saved (Paid)- \$	(5,173)	(5,635)	#NUM!	#NUM!	#NUM!	#NUM!
After-tax Cash Flow (\$)+ Loan Pay Down (\$)	15,543	16,931	#NUM!	#NUM!	#NUM!	#NUM!
After-tax Cash Flow (%) + Loan Pay Down (%)	6.23%	6.78%	#NUM!	#NUM!	#NUM!	#NUM!
Total Return (After Tax+ Loan Pay Down + Appreciation)- (\$)	40,503	41,891	#NUM!	#NUM!	#NUM!	#NUM!
Total Return (After Tax+ Loan Pay Down + Appreciation)- (%)	16.23%	16.78%	#NUM!	#NUM!	#NUM!	#NUM!
CAP RATE @ Negotiated Price Estimate	5.27%	5.49%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Adjusted to underwriting guidelines						
* Conservative Projections, next 12 months						
LOAN Origination Date	Sep-19	Sep-19				
Original LOAN Amount	582,400	582,400				
Current LOAN Balance	582,400	582,400	#NUM!	#NUM!	#NUM!	#NUM!
LOAN Amortization	30	30				
Months Left on Loan	360	360				
LOAN Term (fixed rate period)	7	7				
LOAN Interest Rate	4.00%	4.00%				
D.S.C. Ratio	1.31	1.37	#NUM!	#NUM!	#NUM!	#NUM!
Loan to Value (LTV)	70.0%	70.0%	MDIV/0!	MDIV/0!	MDIV/0!	MDIV/0!
Average Monthly Rent Per Unit	1,150	1,200	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
CASH REQUIRED:						
Loan Down Payment	249,600	249,600	#NUM!	#NUM!	#NUM!	#NUM!
Estimated Closing Costs, 1031, Misc.	4,000	4,000				
Est. Lender Processing & Appraisal	3,500	3,500				
Mortgage Fee	4,077	4,077	0	0	0	0
TOTAL ESTIMATED CASH REQUIRED	\$261,177	\$261,177	#NUM!	#NUM!	#NUM!	#NUM!
OTHER INPUTS:						
Annual Depreciation Expense (est.)	25	25				
Investor (est. "effective" tax rate)	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Projected Annual Appreciation- (%)	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
ENTER IN CONTRACT, EVALUATING or ELIMINATED	EVALUATING		EVALUATING		EVALUATING	