KW WESTFIELD KELLERWILLIAMS, REAL ESTATE **REX REAL ESTATE TEAM**

Leverageu i Totorina			
Property Info			
Purchase Price	\$	325,000.00	
Down Payment	\$	65,000.00	
Estimated Closing Costs	\$	6,500.00	
Rehab Expenses	\$		
Acquisition Fee	\$		

Total Property Investment	\$ 71,500.00
Property Management Setup	\$ 1,500.00
	<u>-</u>
Year Built	2018
Square Feet	2548

Financed Income Breakdown	
Monthly Rent	\$ 2,200.00
Monthly Principal & Interest	\$ 1,476.25
Montly Taxes	\$ 150.00
Monthly Insurance	\$ 20.00

Returns	
Cap Rate	6.59%

	5 Yr Avg	7 Yr Avg	10 Yr Avg
Annualized Cash on Cash	5.07%	5.86%	7.21%
Annualized Cash on Cash & Appr.	26.77%	27.92%	30.26%

Stone Point New Build



Assumptions	
Down Payment	20.00%
Closing Costs	2.00%
Interest Rate	5.50%
Property Management Fee	8.00%
Vacancy/Repairs	6.00%
Annual Appreciation (YR 1-3)	6.00%
Annual Appreciation (YR 4+)	4.00%
Annual Rent Increase	3.00%
Closing Costs on Future Sale	6.00%

Property Value					
2	\$	325,000.00	\$	19,500.00	
3	\$	344,500.00	\$	20,670.00	
4	\$	365,170.00	\$	21,910.20	
5	\$	387,080.20	\$	15,483.21	
6	\$	402,563.41	\$	16,102.54	
7	\$	418,665.94	\$	16,746.64	
8	\$	435,412.58	\$	17,416.50	
9	\$	452,829.09	\$	18,113.16	
10	\$	470,942.25	\$	18,837.69	

				Income / Expenses								
		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5		YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
		1	2	3	4	5		6	7	8	9	10
Gross Rent	\$	26,400.00	\$ 27,192.00	\$ 28,007.76	\$ 28,847.99	\$ 29,713.43	\$	30,604.84	\$ 31,522.98	\$ 32,468.67	\$ 33,442.73	\$ 34,446.01
Taxes	\$	1,800.00	\$ 1,908.00	\$ 2,022.48	\$ 2,103.38	\$ 2,187.51	. \$	2,275.01	\$ 2,366.02		\$ 2,559.08	\$ 2,661.45
Insurance	\$	240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$	240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00
НОА	\$	840.00	\$ 840.00	\$ 840.00	\$ 840.00	\$ 840.00	\$	840.00	\$ 840.00		\$ 840.00	\$ 840.00
Property Management	\$	2,112.00	\$ 2,175.36	\$ 2,240.62	\$ 2,307.84	\$ 2,377.07	\$	2,448.39	\$ 2,521.84	\$ 2,597.49	\$ 2,675.42	\$ 2,755.68
Vacancy/Repairs	\$	-	\$ 1,631.52	\$ 1,680.47	\$ 1,730.88	\$ 1,782.81	. \$	1,836.29	\$ 1,891.38	\$ 1,948.12	\$ 2,006.56	\$ 2,066.76
Net Operating Income	\$	21,408.00	\$ 20,397.12	\$ 20,984.19	\$ 21,625.89	\$ 22,286.04	\$	22,965.14	\$ 23,663.75	\$ 24,382.40	\$ 25,121.67	\$ 25,882.12
Annual Principal and Interest	\$	17,715.02	\$ 17,715.02	\$ 17,715.02	\$ 17,715.02	\$ 17,715.02	\$	17,715.02	\$ 17,715.02	\$ 17,715.02	\$ 17,715.02	\$ 17,715.02
Gross Profits	\$	3,692.98	\$ 2,682.10	\$ 3,269.18	\$ 3,910.88	\$ 4,571.02	\$	5,250.13	\$ 5,948.73	\$ 6,667.38	\$ 7,406.65	\$ 8,167.11
Monthly Cash Flow	\$	307.75	\$ 223.51	\$ 272.43	\$ 325.91	\$ 380.92	\$	437.51	\$ 495.73	\$ 555.62	\$ 617.22	\$ 680.59
	\$						\$					
Cash on Cash Return		5.17%	3.75%	4.57%	5.47%	6.39%	4	7.34%	8.32%	9.33%	10.36%	11.42%
	4	VEAD 1	VEAD 2	VEAD 2	VEAD 4	VEAD E	_	VEAD 6	VEAD 7	VEAD 0	VEARO	YEAR 10
Principal Reduction							1 5					
Principal Reduction ALONE year over year		5.38%				y 21,210.00	, ~			\$ 50,420.00		
				5 65%	5.79%	5 93%		6.08%	6 22%	6.37%	6.51%	6 66%
Cash on Cash + Principal Reduction		10.55%	5.51% 9.26%	5.65%	5.79% 11.26%	5.93% 12.33%		6.08%	6.22%	6.37% 15.69%	6.51% 16.87%	6.66% 18.08%
Cash on Cash + Principal Reduction Appreciation	S	10.55%	9.26%	10.22%	11.26%	12.33%	s	13.42%	14.54%	15.69%	16.87%	18.08%
Cash on Cash + Principal Reduction Appreciation Apprecation ROI	\$		9.26%	10.22%	11.26%	12.33%	. \$	13.42% 16,102.54	14.54% \$ 16,746.64	15.69%		18.08% \$ 18,837.69
Appreciation Apprecation ROI	\$	-	9.26% \$ 19,500.00	10.22% \$ 20,670.00	\$ 21,910.20 30.64%	12.33% \$ 15,483.21 21.65%		13.42%	14.54%	15.69% \$ 17,416.50 24.36%	16.87% \$ 18,113.16	18.08% \$ 18,837.69 26.35%
Appreciation	\$	0.00%	9.26% \$ 19,500.00 27.27% \$ 19,500.00	\$ 20,670.00 28.91% \$ 40,170.00	\$ 21,910.20 \$ 30.64% \$ 62,080.20	12.33% \$ 15,483.21 21.65% \$ 77,563.41	\$	13.42% 16,102.54 22.52% 93,665.94	14.54% \$ 16,746.64 23.42% \$ 110,412.58	15.69% \$ 17,416.50 24.36% \$ 127,829.09	\$ 18,113.16 25.33% \$ 145,942.25	18.08% \$ 18,837.69 26.35% \$ 164,779.94
Appreciation Apprecation ROI Cumulative Equity Gain Proceeds in Event of Sale	\$ \$ \$	- 0.00% - 49,348.00	9.26% \$ 19,500.00 27.27% \$ 19,500.00 \$ 71,708.00	\$ 20,670.00 28.91% \$ 40,170.00 \$ 95,375.80	\$ 21,910.20 30.64% \$ 62,080.20 \$ 120,417.39	12.33% \$ 15,483.21 21.65% \$ 77,563.41 \$ 139,625.60	\$	13.42% 16,102.54 22.52% 93,665.94 159,623.99	14.54% \$ 16,746.64 23.42% \$ 110,412.58 \$ 180,435.83	15.69% \$ 17,416.50 24.36% \$ 127,829.09 \$ 202,085.34	16.87% \$ 18,113.16 25.33% \$ 145,942.25 \$ 224,597.71	18.08% \$ 18,837.69 26.35% \$ 164,779.94 \$ 247,999.14
Appreciation Apprecation ROI Cumulative Equity Gain	\$ \$	0.00%	9.26% \$ 19,500.00 27.27% \$ 19,500.00	\$ 20,670.00 28.91% \$ 40,170.00	\$ 21,910.20 \$ 30.64% \$ 62,080.20	12.33% \$ 15,483.21 21.65% \$ 77,563.41	\$	13.42% 16,102.54 22.52% 93,665.94	14.54% \$ 16,746.64 23.42% \$ 110,412.58	15.69% \$ 17,416.50 24.36% \$ 127,829.09	\$ 18,113.16 25.33% \$ 145,942.25	18.08% \$ 18,837.69 26.35% \$ 164,779.94
Appreciation Apprecation ROI Cumulative Equity Gain Proceeds in Event of Sale	\$ \$	- 0.00% - 49,348.00	9.26% \$ 19,500.00 27.27% \$ 19,500.00 \$ 71,708.00 36.53% \$ 3,054.55	10.22% \$ 20,670.00 28.91% \$ 40,170.00 \$ 95,375.80 39.13% \$ 3,054.55	11.26% \$ 21,910.20 30.64% \$ 62,080.20 \$ 120,417.39 41.90% \$ 3,054.55	12.33% \$ 15,483.21 21.65% \$ 77,563.41 \$ 139,625.60 33.98%	. \$	13.42% 16,102.54 22.52% 93,665.94 159,623.99	14.54% \$ 16,746.64 23.42% \$ 110,412.58 \$ 180,435.83 37.97% \$ 3,054.55	15.69% \$ 17,416.50 24.36% \$ 127,829.09 \$ 202,085.34 40.05%	16.87% \$ 18,113.16 25.33% \$ 145,942.25 \$ 224,597.71	18.08% \$ 18,837.69 26.35% \$ 164,779.94 \$ 247,999.14 44.43%
Appreciation Apprecation ROI Cumulative Equity Gain Proceeds in Event of Sale //ith Cash on Cash + Principal Reduction + Estimated Appreciation	\$ \$	- 0.00% - 49,348.00 10.55%	9.26% \$ 19,500.00 27.27% \$ 19,500.00 \$ 71,708.00 36.53%	10.22% \$ 20,670.00 28.91% \$ 40,170.00 \$ 95,375.80 39.13%	\$ 21,910.20 30.64% \$ 62,080.20 \$ 120,417.39 41.90%	12.33% \$ 15,483.21 21.65% \$ 77,563.41 \$ 139,625.60 33.98%	. \$	13.42% 16,102.54 22.52% 93,665.94 159,623.99 35.94%	14.54% \$ 16,746.64 23.42% \$ 110,412.58 \$ 180,435.83 37.97%	15.69% \$ 17,416.50 24.36% \$ 127,829.09 \$ 202,085.34 40.05%	16.87% \$ 18,113.16 25.33% \$ 145,942.25 \$ 224,597.71 42.21%	18.08% \$ 18,837.69 26.35% \$ 164,779.94 \$ 247,999.14 44.43%
Appreciation Apprecation ROI Cumulative Equity Gain Proceeds in Event of Sale Appreciation Appreciation Depreciation / Tax Savings Depreciation ROI	\$ \$	0.00% - 49,348.00 10.55% 3,054.55 4.27%	9.26% \$ 19,500.00 27.27% \$ 19,500.00 \$ 71,708.00 \$ 36.53% \$ 3,054.55 4.27%	\$ 20,670.00 28.91% \$ 40,170.00 \$ 95,375.80 39.13% \$ 3,054.55 4,27% Glossary and Assumpti	\$ 21,910.20 30.64% \$ 62,080.20 \$ 120,417.39 41.90% \$ 3,054.55 4.27%	12.33% \$ 15,483.21 21.65% \$ 77,563.41 \$ 139,625.60 33.98% \$ 3,054.55	. \$	13.42% 16,102.54 22.52% 93,665.94 159,623.99 35.94% 3,054.55	14.54% \$ 16,746.64 23.42% \$ 110,412.58 \$ 180,435.83 37.97% \$ 3,054.55	15.69% \$ 17,416.50 24.36% \$ 127,829.09 \$ 202,085.34 40.05% \$ 3,054.55	16.87% \$ 18,113.16 25.33% \$ 145,942.25 \$ 224,597.71 42.21% \$ 3,054.55	18.08% \$ 18,837.69 26.35% \$ 164,779.94 \$ 247,999.14 44.43% \$ 3,054.55
Appreciation Apprecation ROI Cumulative Equity Gain Proceeds in Event of Sale with Cash on Cash + Principal Reduction + Estimated Appreciation Depreciation / Tax Savings Depreciation ROI Appreciation		0.00% - 49,348.00 10.55% 3,054.55 4.27%	9.26% \$ 19,500.00 27.27% \$ 19,500.00 \$ 71,708.00 \$ 36.53% \$ 3,054.55 4.27% calculated cumulativeh	\$ 20,670.00 28.91% \$ 40,170.00 \$ 95,375.80 39.13% \$ 3,054.55 4.27% Glossary and Assumptily.	\$ 21,910.20 30.64% \$ 62,080.20 \$ 120,417.39 41.90% \$ 3,054.55 4.27%	12.33% \$ 15,483.21 21.65% \$ 77,563.41 \$ 139,625.60 33.98% \$ 3,054.55	. \$	13.42% 16,102.54 22.52% 93,665.94 159,623.99 35.94% 3,054.55	14.54% \$ 16,746.64 23.42% \$ 110,412.58 \$ 180,435.83 37.97% \$ 3,054.55	15.69% \$ 17,416.50 24.36% \$ 127,829.09 \$ 202,085.34 40.05% \$ 3,054.55	16.87% \$ 18,113.16 25.33% \$ 145,942.25 \$ 224,597.71 42.21% \$ 3,054.55	18.08% \$ 18,837.69 26.35% \$ 164,779.94 \$ 247,999.14 44.43% \$ 3,054.55
Appreciation Apprecation ROI Cumulative Equity Gain Proceeds in Event of Sale Appreciation Appreciation Depreciation / Tax Savings Depreciation ROI		0.00% - 49,348.00 10.55% 3,054.55 4.27%	9.26% \$ 19,500.00 27.27% \$ 19,500.00 \$ 71,708.00 \$ 36.53% \$ 3,054.55 4.27%	\$ 20,670.00 28.91% \$ 40,170.00 \$ 95,375.80 39.13% \$ 3,054.55 4.27% Glossary and Assumptily.	\$ 21,910.20 30.64% \$ 62,080.20 \$ 120,417.39 41.90% \$ 3,054.55 4.27%	12.33% \$ 15,483.21 21.65% \$ 77,563.41 \$ 139,625.60 33.98% \$ 3,054.55	. \$	13.42% 16,102.54 22.52% 93,665.94 159,623.99 35.94% 3,054.55	14.54% \$ 16,746.64 23.42% \$ 110,412.58 \$ 180,435.83 37.97% \$ 3,054.55	15.69% \$ 17,416.50 24.36% \$ 127,829.09 \$ 202,085.34 40.05% \$ 3,054.55	16.87% \$ 18,113.16 25.33% \$ 145,942.25 \$ 224,597.71 42.21% \$ 3,054.55	18.08% \$ 18,837.69 26.35% \$ 164,779.94 \$ 247,999.14 44.43% \$ 3,054.55
Appreciation Apprecation ROI Cumulative Equity Gain Proceeds in Event of Sale with Cash on Cash + Principal Reduction + Estimated Appreciation Depreciation / Tax Savings Depreciation ROI Appreciation	Retur	0.00% 49,348.00 10.55% 3,054.55 4.27% Appreciation value is an as calculated from	9.26% \$ 19,500.00 27.27% \$ 19,500.00 \$ 71,708.00 \$ 36.53% \$ 3,054.55 4.27% calculated cumulative n Apprecation to Total F	\$ 20,670.00 28.91% \$ 40,170.00 \$ 95,375.80 39.13% \$ 3,054.55 4.27% Glossary and Assumptily.	\$ 21,910.20 30.64% \$ 62,080.20 \$ 120,417.39 41.90% \$ 3,054.55 4.27%	12.33% \$ 15,483.21 21.65% \$ 77,563.41 \$ 139,625.60 33.98% \$ 3,054.55	. \$	13.42% 16,102.54 22.52% 93,665.94 159,623.99 35.94% 3,054.55	14.54% \$ 16,746.64 23.42% \$ 110,412.58 \$ 180,435.83 37.97% \$ 3,054.55	15.69% \$ 17,416.50 24.36% \$ 127,829.09 \$ 202,085.34 40.05% \$ 3,054.55	16.87% \$ 18,113.16 25.33% \$ 145,942.25 \$ 224,597.71 42.21% \$ 3,054.55	18.08% \$ 18,837.69 26.35% \$ 164,779.94 \$ 247,999.14 44.43% \$ 3,054.55
Net Operating Income Annual Principal and Interest Gross Profits	\$ \$ \$ \$ \$	17,715.02 3,692.98	\$ 20,397.12 \$ 17,715.02 \$ 2,682.10 \$ 223.51 \$ 71,500.00 3.75%	\$ 20,984.19 \$ 17,715.02 \$ 3,269.18 \$ 272.43 \$ 71,500.00 4.57%	\$ 21,625.89 \$ 17,715.02 \$ 3,910.88 \$ 325.91 \$ 71,500.00 5.47%	\$ 22,286.04 \$ 17,715.02 \$ 4,571.02 \$ 380.92 \$ 71,500.00 6.39%	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	22,965.14 17,715.02 5,250.13 437.51 71,500.00 7.34% YEAR 6	\$ 23,663.75 \$ 17,715.02 \$ 5,948.73	\$ 24,382.40 \$ 17,715.02 \$ 6,667.38 \$ 555.62 \$ 71,500.00 9.33%	\$ 25,121.67 \$ 17,715.02 \$ 7,406.65	\$ \$ \$

Percentage of closing costs adjusts based on loan amount. 100-150K-4%, 150K-200K=3.5%, & over 200K=3% Return based on depreciation to property investment Assuming Average 28% tax bracket Depreciation ROI
Depreciation/Tax Savings Principal Reduction The Principal Reduction is calculated cumulatively based off a 30 year ammortization, fixed rate mortgage. The Proceeds on the Sale is calculated by taking the market value (Purchase Price and cumulative Appreciation), and subtracting Loan Amount, and Closing Costs on the Future Sale. Proceeds on Sale Return on Investment (ROI) Taxes increase at same rate of property appreciation
The Total Property Investment value is calculated by adding the Down Payment, Closing Costs, Rehab Expenses and Acquisition Fee
Vacancy/Repair expenses start in month 12 since the homes are typically rehabbed at the start of year 1. Taxes
Total Property Invesment (TPI)
Vacancies/Repairs



Leveraged Proforma

Property Info				
Purchase Price	\$	208,900.00		
Down Payment	\$	41,780.00		
Estimated Closing Costs	\$	5,222.50		
Rehab Expenses	\$	-		
Acquisition Fee	Ś			

Total Property Investment	\$ 47,002.50
Property Management Setup/Tenant Placement Fees	\$ 1,000.00

Year Built	1995
Square Feet	1632
Bedrooms	3
Bathrooms	2

Financed Income Breakdown	
Monthly Rent	\$ 1,325.00
Monthly Principal & Interest	\$ 846.77
Montly Taxes	\$ 50.00
Monthly Insurance	\$ 12.50
PITI Monthly	\$ 909.27

Cap Rate	5.70%

	5 Yr Avg	7 Yr Avg	10 Yr Avg
Annualized Cash on Cash	4.31%	5.43%	7.34%
Annualized Cash on Cash & Annr	31 87%	31 91%	33 74%

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Assumptions	
Down Payment	20.00%
Closing Costs	2.50%
Interest Rate	4.50%
Property Management Fee	8.00%
Vacancy/Repairs	6.00%
Annual Appreciation (YR 1-3)	8.00%
Annual Appreciation (YR 4+)	4.00%
Annual Rent Increase	4.00%
Closing Costs on Future Sale	6.00%

	P	roperty Value		
2	\$	208,900.00	\$	16,712.00
3	\$	225,612.00	\$	18,048.96
4	\$	243,660.96	\$	19,492.88
5	\$	263,153.84	\$	10,526.15
6	\$	273,679.99	\$	10,947.20
7	\$	284,627.19	\$	11,385.09
8	\$	296,012.28	\$	11,840.49
9	\$	307,852.77	\$	12,314.11
10	Ś	320.166.88	Ś	12.806.68

			Income / Expenses							
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
	1	2	3	4	5	6	7	8	9	10
Gross Rent	\$ 15,900.00	\$ 16,536.00	\$ 17,197.44	\$ 17,885.34	\$ 18,600.75	\$ 19,344.78	\$ 20,118.57	\$ 20,923.32	\$ 21,760.25	\$ 22,630.66
Taxes	\$ 600.00	\$ 648.00	\$ 699.84	\$ 727.83	\$ 756.95	\$ 787.22	\$ 818.71	\$ 851.46	\$ 885.52	\$ 920.94
Insurance	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00
HOA	\$ 1,980.00	\$ 1,980.00	\$ 1,980.00	\$ 1,980.00	\$ 1,980.00	\$ 1,980.00	\$ 1,980.00	\$ 1,980.00	\$ 1,980.00	\$ 1,980.00
Property Management	\$ 1,272.00	\$ 1,322.88	\$ 1,375.80	\$ 1,430.83	\$ 1,488.06	\$ 1,547.58	\$ 1,609.49	\$ 1,673.87	\$ 1,740.82	\$ 1,810.45
Vacancy/Repairs	\$ -	\$ 992.16	\$ 1,031.85	\$ 1,073.12	\$ 1,116.05	\$ 1,160.69	\$ 1,207.11	\$ 1,255.40	\$ 1,305.61	\$ 1,357.84
Net Operating Income	\$ 11,898.00	\$ 11,442.96	\$ 11,959.96	\$ 12,523.56	\$ 13,109.70	\$ 13,719.29	\$ 14,353.26	\$ 15,012.59	\$ 15,698.29	\$ 16,411.42
Annual Principal and Interest	\$ 10,161.27	\$ 10,161.27	\$ 10,161.27	\$ 10,161.27	\$ 10,161.27	\$ 10,161.27	\$ 10,161.27	\$ 10,161.27	\$ 10,161.27	\$ 10,161.27
Gross Profits	\$ 1,736.73	\$ 1,281.69	\$ 1,798.69	\$ 2,362.29	\$ 2,948.43	\$ 3,558.02	\$ 4,191.99	\$ 4,851.32	\$ 5,537.02	\$ 6,250.15
Monthly Cash Flow	\$ 144.73	\$ 106.81	\$ 149.89	\$ 196.86	\$ 245.70	\$ 296.50	\$ 349.33	\$ 404.28	\$ 461.42	\$ 520.85
·										
Property Investment	\$ 47,002.50	\$ 47,002.50								
Cash on Cash Return	3.69%	2.73%	3.83%	5.03%	6.27%	7.57%	8.92%	10.32%	11.78%	13.30%
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Principal Reduction	\$ 2,473.38									
Principal Reduction ALONE year over year	5.26%	5.39%	5.52%	5.66%	5.80%	5.94%	6.09%	6.23%	6.37%	6.51%
Cash on Cash + Principal Reduction	8.96%	8.11%	9.35%	10.69%	12.08%	13.51%	15.00%	16.55%	18.15%	19.81%
Appreciation	T	\$ 16,712.00								\$ 12,806.68 27.25%
Apprecation ROI	0.00%	35.56%	38.40%	41.47%	22.39%	23.29%	24.22%	25.19%	26.20%	
Cumulative Equity Gain	7	\$ 16,712.00								
Proceeds In Event of Sale	\$ 31,719.38	\$ 50,019.02	\$ 69,709.09	\$ 90,890.15	\$ 103,776.18	\$ 117,191.69	\$ 131,152.52	\$ 145,675.11	\$ 160,776.61	\$ 176,474.81
ROI with Cash on Cash + Principal Reduction + Estimated Appreciation	8.96%	43.67%	47.75%	52.16%	34.47%	36.80%	39.23%	41.74%	44.35%	47.05%
Depreciation / Tax Savings	\$ 1,872.44			\$ 1,872.44		\$ 1,872.44	\$ 1,872.44		\$ 1,872.44	
Depreciation ROI	3.98%	3.98%	3.98%	3.98%	3.98%	3.98%	3.98%	3.98%	3.98%	3.98%
			Glossary and Assumpti	ons						
Appreciation	The Appreciation value is	calculated cumulatively	1.							
Appreciation ROI	Return as calculated from									
Cap Rate	Cap Rate is calculated by	dividing the Net Operat	ing Income by the Purch	nase Price.						
Cash on Cash Return	The Cash on Cash Return	is calculated by dividing	the Annual Net Cash F	low by the Total Property	Investment (TPI)					
Closing Costs	Percentage of closing cos	sts adjusts based on loa	n amount. 100-150K=4	%, 150k-200K=3.5%, & o	ver 200K=3%					
Depreciation ROI	Return based on depreci	ation to property inves	tment							
Depreciation/Tax Savings	Assuming Average 28% 1	tax bracket								
Principal Reduction	The Principal Reduction i	s calculated cumulativel	y based off a 30 year an	nmortization, fixed rate m	ortgage.					
Proceeds on Sale	The Proceeds on the Sale	is calculated by taking	he market value (Purch	ase Price and cumulative	Appreciation), and sub	tracting Loan Amou	nt, and Closing Costs	on the Future Sale.		
Return on Investment (ROI)	Return on Investment	Return on Investment								
Taxes	Taxes increase at same ra	Taxes increase at same rate of property appreciation								
Total Property Invesment (TPI)	The Total Property Inves	tment value is calculate	d by adding the Down P	ayment, Closing Costs, Re	ehab Expenses and Acc	quisition Fee				
Vacancies/Repairs	Vacancy/Repair expenses start in month 12 since the homes are typically rehabbed at the start of year 1.									

KWWESTFIELD KELLERWILLIAMS, REAL ESTATE REX REAL ESTATE TEAM Leveraged Proforma

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Property Info	
Purchase Price	\$ 164,000.00
Down Payment	\$ 36,900.00
Estimated Closing Costs	\$ 4,100.00
Rehab Expenses	\$ -
Acquisition Fee	\$

Total Property Investment	\$ 41,000.00
Property Management Setup/Tenant Placement Fees	\$ 1,000.00

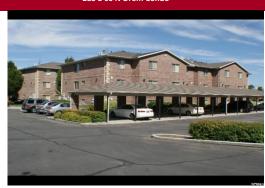
Year Built	1998
Square Feet	1190
Bedrooms	2
Bathrooms	2

Financed Income Breakdown	
Monthly Rent	\$ 1,150.00
Monthly Principal & Interest	\$ 644.00
Montly Taxes	\$ 63.75
Monthly Insurance	\$ 12.50
PITI Monthly	\$ 720.25

	Returns	
Cap Rate		6.91%

	5 Yr Avg	7 Yr Avg	10 Yr Avg
Annualized Cash on Cash	9.52%	10.73%	12.78%
Annualized Cash on Cash & Appr.	34.33%	34.56%	36.53%

283 E 60 N Orem Condo



Assumptions	
Down Payment	22.50%
Closing Costs	2.50%
Interest Rate	4.50%
Property Management Fee	0.00%
Vacancy/Repairs	6.00%
Annual Appreciation (YR 1-3)	8.00%
Annual Appreciation (YR 4+)	4.00%
Annual Rent Increase	4.00%
Closing Costs on Future Sale	6.00%

	P	roperty Value	
2	\$	164,000.00	\$ 13,120.00
3	\$	177,120.00	\$ 14,169.60
4	\$	191,289.60	\$ 15,303.17
5	\$	206,592.77	\$ 8,263.71
6	\$	214,856.48	\$ 8,594.26
7	\$	223,450.74	\$ 8,938.03
8	\$	232,388.77	\$ 9,295.55
9	\$	241,684.32	\$ 9,667.37
10	\$	251,351.69	\$ 10,054.07

			Income / Expenses							
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
	1	2	3	4	5	6	7	8	9	10
Gross Rent	\$ 13,800.00	\$ 14,352.00	\$ 14,926.08	\$ 15,523.12	\$ 16,144.05	\$ 16,789.81	\$ 17,461.40	\$ 18,159.86	\$ 18,886.25	\$ 19,641.70
Taxes	\$ 765.00					\$ 1,003.71	\$ 1,043.86		\$ 1,129.04	
Insurance	\$ 150.00		\$ 150.00	\$ 150.00		\$ 150.00	\$ 150.00		\$ 150.00	
HOA	\$ 1,560.00	\$ 1,560.00	\$ 1,560.00	\$ 1,560.00	\$ 1,560.00	\$ 1,560.00	\$ 1,560.00	\$ 1,560.00	\$ 1,560.00	\$ 1,560.00
Property Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacancy/Repairs	\$ -	\$ 861.12	\$ 895.56	\$ 931.39	\$ 968.64	\$ 1,007.39	\$ 1,047.68	\$ 1,089.59	\$ 1,133.18	\$ 1,178.50
Net Operating Income	\$ 11,325.00	\$ 10,954.68	\$ 11,428.22	\$ 11,953.75	\$ 12,500.30	\$ 13,068.71	\$ 13,659.86	\$ 14,274.65	\$ 14,914.04	\$ 15,579.00
Annual Principal and Interest	\$ 7,727.96	\$ 7,727.96	\$ 7,727.96	\$ 7,727.96	\$ 7,727.96	\$ 7,727.96	\$ 7,727.96	\$ 7,727.96	\$ 7,727.96	\$ 7,727.96
Gross Profits	\$ 3,597.04	\$ 3,226.72	\$ 3,700.25	\$ 4,225.78	\$ 4,772.33	\$ 5,340.75	\$ 5,931.89	\$ 6,546.69	\$ 7,186.07	\$ 7,851.04
Monthly Cash Flow	\$ 299.75	\$ 268.89	\$ 308.35	\$ 352.15	\$ 397.69	\$ 445.06	\$ 494.32	\$ 545.56	\$ 598.84	\$ 654.25
Property Investment	\$ 41,000.00									
Cash on Cash Return	8.77%	7.87%	9.03%	10.31%	11.64%	13.03%	14.47%	15.97%	17.53%	19.15%
Principal Reduction	YEAR 1 \$ 1.881.08	YEAR 2 \$ 3.851.13	YEAR 3 \$ 5.922.86	YEAR 4 \$ 8.096.27	YEAR 5 \$ 10.371.36	YEAR 6 \$ 12,748.13	YEAR 7 \$ 15,226.58	YEAR 8 \$ 17,806.71	YEAR 9 \$ 20,488.52	YEAR 10 \$ 23,272,01
	\$ 1,881.08 4.59%	\$ 3,851.13 4.70%	\$ 5,922.86 4.82%	\$ 8,096.27 4.94%	5.06%	5.18%	5 15,226.58	5 17,806.71	\$ 20,488.52 5.55%	5.68%
Principal Reduction ALONE year over year Cash on Cash + Principal Reduction	4.59% 13.36%	12.57%	4.82% 13.84%	4.94% 15.24%	16.70%	5.18% 18.21%	19.77%	21.40%	23.08%	24.82%
Appreciation		\$ 13,120.00							\$ 9,667.37	
Appreciation ROI	0.00%	32.00%	34.56%	37.32%	20.16%	20.96%	21.80%	22.67%	23.58%	24.52%
Cumulative Equity Gain	\$ -	\$ 13.120.00				\$ 59,450.74	\$ 68.388.77		\$ 87,351.69	
Proceeds In Event of Sale	7		, , , , , , , , , , , , , , , , , , , ,							
Proceeds III Event of Sale	\$ 28,941.08	\$ 43,243.93	\$ 58,635.08	\$ 75,193.47	\$ 85,236.45	\$ 95,691.82	\$ 106,572.02	\$ 117,889.97	\$ 129,659.11	\$ 141,893.42
ROI with Cash on Cash + Principal Reduction + Estimated Appreciation	13.36%	44.57%	48.40%	52.57%	36.85%	39.17%	41.57%	44.07%	46.66%	49.35%
Depreciation / Tax Savings	\$ 1.415.27	\$ 1,415,27	\$ 1.415.27	\$ 1.415.27	\$ 1.415.27	\$ 1.415.27	\$ 1.415.27	\$ 1.415.27	\$ 1.415.27	\$ 1,415.27
Depreciation ROI	3.45%	3.45%	3,45%	3.45%	3.45%	3,45%	3.45%	3.45%	3,45%	3.45%
q-assessed			Glossary and Assumption	ons						
Appreciation	The Appreciation value is	calculated cumulatively	1.							
Appreciation ROI	Return as calculated from	n Apprecation to Total P	roperty Investment							
Cap Rate	Cap Rate is calculated by	dividing the Net Operat	ing Income by the Purch	ase Price.						
Cash on Cash Return	The Cash on Cash Return	is calculated by dividing	g the Annual Net Cash Fl	ow by the Total Property	Investment (TPI)					
Closing Costs	Percentage of closing cos	sts adjusts based on loa	n amount. 100-150K=49	%, 150k-200K=3.5%, & o	ver 200K=3%					
Depreciation ROI	Return based on depreciation to property investment									
Depreciation/Tax Savings	Assuming Average 28% 1	tax bracket								
Principal Reduction	The Principal Reduction i	s calculated cumulativel	v based off a 30 year am	mortization, fixed rate m	ortgage.					
Proceeds on Sale	The Principal Reduction is calculated cumulatively based off a 30 year ammortization, fixed rate mortgage. The Proceeds on the Sale is calculated by taking the market value (Purchase Price and cumulative Appreciation), and subtracting Loan Amount, and Closing Costs on the Future Sale.									
Return on Investment (ROI)	Return on Investment									
Taxes	Taxes increase at same ra	ite of property apprecia	tion							
Total Property Invesment (TPI)	The Total Property Inves			avment, Closing Costs, Re	hab Expenses and Acc	uisition Fee				
Vacancies/Repairs										
rucanices/nepairs	Vacancy/Repair expenses start in month 12 since the homes are typically rehabbed at the start of year 1.									

KW WESTFIELD KELLERWILLIAMS. REAL ESTATE **REX REAL ESTATE TEAM**

Leveraged Proforma

Property Info					
Purchase Price	\$	360,000.00			
Down Payment	\$	72,000.00			
Estimated Closing Costs	\$	9,000.00			
Rehab Expenses	\$	4,000.00			
Acquisition Fee	\$	-			

Property Management Setup	\$ 2,500.00
Year Built	2018
Square Feet	3363
Bedrooms	6

85,000.00

Financed Income Breakdown					
Monthly Rent	\$	2,500.00			
Monthly Principal & Interest	\$	1,546.05			
Montly Taxes	\$	160.00			
Monthly Insurance	\$	45.00			
PITI Monthly	Ś	1.751.05			

Cas	h on Cash Returns	
6.85%	Average Cash on Cash 5 Year	
7.57%	Average Cash on Cash 7 Year	
8.82%	8.82% Average Cash on Cash 10 Year	
Can Rate	6.81%	

St. George New Construction - Rental Property



Assumptions					
Down Payment	20.00%				
Closing Costs	2.50%				
Interest Rate	5.00%				
Property Management Fee	8.00%				
Vacancy/Repairs	6.00%				
Annual Appreciation (YR 1-3)	6.00%				
Annual Appreciation (YR 4+)	4.00%				
Annual Rent Increase	3.00%				
Closing Costs on Future Sale	6.00%				

Property Value							
2	\$	360,000.00	\$	21,600.00			
3	\$	381,600.00	\$	22,896.00			
4	\$	404,496.00	\$	24,269.76			
5	\$	428,765.76	\$	17,150.63			
6	\$	445,916.39	\$	17,836.66			
7	\$	463,753.05	\$	18,550.12			
8	\$	482,303.17	\$	19,292.13			
9	\$	501,595.29	\$	20,063.81			
10	\$	521,659.11	\$	20,866.36			

			Income / Ex	cpenses						
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
	1	2	3	4	5	6	7	8	9	10
Gross Rent	\$ 30,000.0	\$ 30,900.00	\$ 31,827.00	\$ 32,781.81	\$ 33,765.26	\$ 34,778.22	\$ 35,821.57	\$ 36,896.22	\$ 38,003.10	\$ 39,143.20
Taxes	\$ 2,500.0	\$ 2,650.00	\$ 2,809.00	\$ 2,921.36	\$ 3,038.21	\$ 3,159.74	\$ 3,286.13	\$ 3,417.58	\$ 3,554.28	\$ 3,696.45
Insurance	\$ 600.0	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00
HOA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Management	\$ 2,400.0	\$ 2,472.00	\$ 2,546.16	\$ 2,622.54	\$ 2,701.22	\$ 2,782.26	\$ 2,865.73	\$ 2,951.70	\$ 3,040.25	\$ 3,131.46
Vacancy/Repairs	\$ -	\$ 1,854.00	\$ 1,909.62	\$ 1,966.91	\$ 2,025.92	\$ 2,086.69	\$ 2,149.29		\$ 2,280.19	\$ 2,348.59
Net Operating Income	\$ 24,500.0	\$ 23,324.00	\$ 23,962.22	\$ 24,671.00	\$ 25,399.91	\$ 26,149.53	\$ 26,920.42	\$ 27,713.17	\$ 28,528.39	\$ 29,366.70
Annual Principal and Interest	\$ 18,552.5	\$ 18,552.56	\$ 18,552.56	\$ 18,552.56	\$ 18,552.56	\$ 18,552.56	\$ 18,552.56	\$ 18,552.56	\$ 18,552.56	\$ 18,552.56
Gross Profits	\$ 5,947.4	\$ 4,771.44	\$ 5,409.66	\$ 6,118.44	\$ 6,847.36	\$ 7,596.97	\$ 8,367.86	\$ 9,160.61	\$ 9,975.83	\$ 10,814.14
Monthly Cash Flow	\$ 495.6	\$ 397.62	\$ 450.81	\$ 509.87	\$ 570.61	\$ 633.08	\$ 697.32	\$ 763.38	\$ 831.32	\$ 901.18
Property Investment	\$ 85,000.0									
Cash on Cash Return	7.00%	5.61%	6.36%	7.20%	8.06%	8.94%	9.84%	10.78%	11.74%	12.72%
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Principal Reduction	\$ 4,262.4									
Principal Reduction ALONE year over year	5.01%	5.13%	5.26%	5.40%	5.53%	5.66%	5.80%	5.93%	6.07%	6.20%
Cash on Cash + Principal Reduction	12.01%	10.75%	11.63%	12.59%	13.59%	14.60%	15.64%	16.71%	17.80%	18.93%
Appreciation	\$ -	\$ 21,600.00								\$ 20,866.36
Apprecation ROI	0.00%	25.41%	26.94%	28.55%	20.18%	20.98%	21.82%	22.70%	23.60%	24.55%
Cumulative Equity Gain	\$ -	\$ 21,600.00	\$ 44,496.00		\$ 85,916.39		\$ 122,303.17			\$ 182,525.47
Proceeds In Event of Sale	\$ 54,662.4		\$ 105,647.04		\$ 154,662.21					\$ 274,706.74
Troccas in Event of Suic	5 51,002.1	75,150.10	\$ 105,017.01	Ų 155,505.11	Ç 154,002.21	Ç 170,014.20	ÿ 133,007.50	\$ 225,010.50	\$ 240,705.10	2 274,700.74
ROI with Cash on Cash + Principal Reduction + Estimated Appreciation	12.01%	36.16%	38.56%	41.15%	33.76%	35.59%	37.47%	39.41%	41.41%	43.48%
Depreciation / Tax Savings	\$ 3,410.9	1 \$ 3,410.91	\$ 3,410.91	\$ 3,410,91	\$ 3.410.91	\$ 3,410.91	\$ 3,410.91	\$ 3,410.91	\$ 3,410.91	\$ 3,410.91
Depreciation ROI	4.01%	4.01%	4.01%	4.01%	4.01%	4.01%	4.01%	4.01%	4.01%	4.01%
Depredation not	4.0270	4.0270	Glossary and A		4.01%	4.01/0	4.0270	4.01%	4.01%	4.01%
Appreciation	The Appreciation value	is calculated cumulatively		334mption3						
Appreciation ROI		om Apprecation to Total P								
Cap Rate		y dividing the Net Operat		ase Price.						
Cash on Cash Return					nvestment (TPI)					
Closing Costs	The Cash on Cash Return is calculated by dividing the Annual Net Cash Flow by the Total Property Investment (TPI) Percentage of closing costs adjusts based on loan amount. 100-150K=4%, 150k-200K=3.5%, & over 200K=3%									
Depreciation ROI		ciation to property invest		,		1	1	1		
Depreciation/Tax Savings	Assuming Average 28									
Principal Reduction		is calculated cumulatively	based off a 30 year am	mortization, fixed rate mo	ortgage.					
Proceeds on Sale		le is calculated by taking t				tracting Loan Amour	nt, and Closing Costs	on the Future Sale.		
Return on Investment (ROI)	Return on Investment									
Taxes	Taxes increase at same	rate of property apprecia	tion							
Total Property Invesment (TPI)	The Total Property Inv	stment value is calculate	d by adding the Down Pa	yment, Closing Costs, Re	hab Expenses and Acq	uisition Fee				
Vacancies/Repairs										
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	acancy/Repair expenses start in month 12 since the homes are typically rehabbed at the start of year 1.								



Lehi, Ut rental property



Property Info	
Purchase Price	\$ 361,000.00
Down Payment	\$ 72,200.00
Estimated Closing Costs	\$ 7,220.00
Misc Repairs	\$ -

Total Out of Pocket	\$ 79,420.00
Prop Mgmt Setup/Misc Allowance	\$ 1,500.00

Year Built	2006
Square Feet	3606
Bedrooms	4
Bathrooms	3.5

Assumptions							
Down Payment	20.0%						
Closing Costs (out of pocket)	2.0%						
Interest Rate	4.9%						
Property Management Fee	0%						
Vacancy/Repairs	8%						
Annual Appreciation (YR 1-2)	10%						
Annual Appreciation (YR 3-5)	5%						
Annual Rent Increase	3%						
Closing Costs on Future Sale	6%						

Financed Income Breakdown							
Monthly Rent	\$	2,200.00					
Monthly Principal & Interest	\$	1,528.35					
Montly Taxes	\$	150.00					
Monthly Insurance	\$	41.67					
Monthly Mortgage Insurance	\$	-					
PITI Monthly	\$	1,720.02					

7.3%	Cash on Cash Annual ROI
49.2%	5 yr Total Annual ROI upon sale

Income/Expenses									
		YEAR 1		YEAR 2		YEAR 3		YEAR 4	YEAR 5
Gross Rent	\$	26,400.00	\$	27,192.00	\$	28,007.76	\$	28,847.99	\$ 29,713.43
Taxes	\$	1,800.00	\$	1,980.00	\$	2,079.00	\$	2,182.95	\$ 2,292.10
Insurance	\$	500.00	\$	500.00	\$	500.00	\$	500.00	\$ 500.00
HOA	\$	-	\$	-	\$	-	\$	-	\$ -
Mortgage Insurance	\$	-	\$	-	\$	-	\$	-	\$ -
Property Mgmt Fee	\$	-	\$	-	\$	-	\$	-	\$ -
Vacancy/Repairs	\$	-	\$	1,087.68	\$	2,240.62	\$	2,307.84	\$ 2,377.07
Net Operating Income	\$	24,100.00	\$	23,624.32	\$	23,188.14	\$	23,857.20	\$ 24,544.26
Financials									
Net Monthly Cash Flow	\$	479.98	\$	455.34	\$	427.24	\$	491.66	\$ 558.01
Cap Rate		6.68%							
Cash on Cash Return		7.25%		6.88%		6.46%		7.43%	8.43%
Principal Reduction	\$	4,274.24	\$	8,750.64	\$	13,458.08	\$	18,396.56	\$ 23,594.96
Appreciation	\$	37,500.00	\$	78,750.00	\$	101,437.50	\$	125,259.38	\$ 150,272.34
Profit on Sale			\$	65,119.48	\$	96,280.07	\$	129,511.02	\$ 159,917.73
ROI				88.87%		127.68%		170.50%	209.79%
Total Capital to Re-Invest	\$	88,604.00	\$	137,319.48	\$	168,480.07	\$	201,711.02	\$ 232,117.73