

Address: 2315 W 6th St Greeley CO

Data SummaryPurchase Data

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1	purchase price		\$369,000
2	allocation--		
3	land	20%	\$73,800
4	house	80%	\$295,200

Financing Data

7	down payment	25%	\$92,250	
8	closing costs	2.00%	\$5,535	
9	total initial investment		\$97,785	
11	loan amount		\$276,750	
12	loan terms			
13	term	30	years	
14	interest rate	7.125%		
15	monthly PI		\$1,864.52	
16	total monthly payment		\$1,864.52	
18	annual interest		\$18,944	(averaged over holding period)

Operating Data

21	rental increase per year		5.00%	
22	monthly rent		\$2,500	
23	average monthly rent		\$2,908	(averaged over holding period)
24	annual rent		\$30,000.00	(gross scheduled income)
25	average annual rent		\$34,894.32	(gross scheduled income averaged over holding period)
26	vacancy allowance	5.0%	\$1,745	

Annual operating expenses

29	Tax Increase per year		4%	
30	current property taxes		\$1,585	
31	average property taxes		\$1,788	
32	Insurance Increase per year		4%	
33	current insurance estimate		\$2,122	
34	average insurance		\$2,394	
36	utilities	\$ -	\$0	
37	maintenance	6%	\$2,094	(percent of gross scheduled income)
38	management	0%	\$0	(percent of gross operating income)
39	HOA	\$ -	\$0	
40	other	\$0.00	\$0	

FYI Total Monthly payment and HOA **\$ 2,173.41**

44	total operating expenses		\$6,276	
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Investment data

47	investor tax bracket	28%		
48	holding period	7	years	
49	annual appreciation	4%		
50	cost of sale	6%		
52	reinvestment rate	1%		(before taxes)

Cash Flow

gross scheduled income	\$34,894		
less vacancy allowance	\$1,745		
gross operating income	\$33,150		
less operating expenses	\$6,276		
net operating income	\$26,874		
less annual payments	\$22,374		
cash flow before taxes	\$ 4,499.33	per year	\$374.94 per month averaged over hold
cost recovery (depreciation)	27.5	years	
annual recovery	\$10,735		
principal reduction	\$3,430	(NOT deductible)	
taxable income or (loss)	(\$2,805)	(cash flow before taxes less cost recovery)	
tax savings	\$785	(taxable loss times marginal tax bracket)	
cash flow after taxes	\$5,285	(cash flow before taxes plus tax savings)	

After Sale Proceeds

projected sales price	\$485,579	(from annual appreciation and holding period)
sale cost	\$29,135	(projected price times estimated cost of sale)
net sales price	\$456,444	
adjusted basis	\$299,393	(initial price plus closing costs less total annual cost recovery)
taxable gain on sale	\$157,051	

capital gains tax			
cost recovery	25%	\$18,785	(tax on gain from cost recovery)
non-cost recovery	15%	\$12,286	(tax on remainder of gain)
total tax due from sale		\$31,072	

after tax proceeds		
net sales price	\$456,444	
mortgage balance	\$252,737	
taxes due	\$31,072	
net after tax proceeds	\$172,635	

Investment Performance Summary

cash flow after taxes	\$5,285	
net accumulation	0.72%	(after tax reinvestment rate)
amount accumulated	\$37,801	
wealth position	\$210,437	(net after tax proceeds plus accumulated cash flow)
yield factor	2.15	(ending wealth position divided by initial investment)

after tax annual yield**11.57%**