Address: 2918 Pleasant Valley Rd FTC

Prepared By: Kevin A. Bolin



Data Summary

	Burchasa Dat	2						
1	Purchase Date	<u>a</u> purchase price		\$415,000				
2		allocation		* ,				
3		land	20%	\$83,000				
4		house	80%	\$332,000				
5								
6	Financing Data		050/	0.100.750				
7		down payment	25%	\$103,750				
8 9		closing costs total initial investment	2.50%	\$7,781 \$111,531				
10		total illitial illvestillerit		φ111,551				
11		loan amount		\$311,250				
12		loan terms		****				
13		term	30	years				
14		interest rate	3.250%					
15		monthly PI		\$1,354.58				
16		total monthly payment		\$1,354.58	\$1,782.85			
17 18		annual interest		\$9,372	(
19		annual interest		ψ9,572	(averaged over holding period)			
20	Operating Dat	a						
21		rental increase per year		5.00%				
22		monthly rent		\$1,800				
23		average monthly rent		\$2,094	(averaged over holding period)			
24		annual rent		\$21,600.00	(gross scheduled income)			
25		average annual rent	E 00/	\$25,123.91	(gross scheduled income averaged over holding period)			
26 27		vacancy allowance	5.0%	\$1,256				
28	Annual operat	ing expenses						
29	, umaar oporar	Tax Increase per year		5%				
30		current property taxes		\$2,753				
31		average property taxes		\$3,202				
32		Insurance Increase per year		5%				
33		current insurance estimate		\$2,386				
34		average insurance		\$2,776				
35 36		utilitities	\$ -	\$0				
37		maintenance	φ - 7%	\$1,759	(percent of gross scheduled income)			
38		management	0%	\$0	(percent of gross operating income)			
39		HOA	\$ -	\$0	(percent or groce operating income)			
40		other	\$0.00	\$0				
41								
42	FYI Total Monthly payment and HOA \$ 1,782.85							
43		total aparating average		¢7 726				
44 45		total operating expenses		\$7,736				
46	Investment da	Investment data						
47		investor tax bracket	28%					
48		holding period	7	years				
49		annual appreciation	5%	-				
50		cost of sale	6%					
51			407					
52		reinvestment rate	1%		(before taxes)			

54									
55 56									
57	Cash Flow								
58	Casirriow	gross scheduled income		\$25,124					
59		less vacancy allowance		\$1,256					
60		gross operating income		\$23,868					
61		less operating expenses		\$7,736					
62		net operating income		\$16,131					
63		less annual payments		\$16,255					
64		cash flow before taxes		\$ (123.60)	per year (\$10.30) per month				
65		cash now before taxes		ψ (120.00)	averaged over hold				
66		cost recovery (depreciation)		27.5	<u>-</u>				
67		annual recovery		\$12,073	years				
68		ailitual recovery		Ψ12,073					
69		principal reduction		\$6,883	(NOT deductible)				
70		pinicipal reduction		ψ0,000	(NOT deductible)				
71		taxable income or (loss)		(\$5,313)	(cash flow before taxes less cost recovery)				
72		taxable meeme of (1888)		(\$0,0.0)	(cash now belofe taxes less sout recovery)				
73		tax savings		\$1,488	(taxable loss times marginal tax bracket)				
74		an caringo		4 1, 100	(axable loss limes marginal tax brashet)				
75		cash flow after taxes		\$1,364	(cash flow before taxes plus tax savings)				
76				ψ.,σσ.	(cash her botolo taxes plas tax sattings)				
77									
78		projected sales price		\$583,947	(from annual appreciation and holding period)				
79		sale cost		\$35,037	(projected price times estimated cost of sale)				
80		net sales price		\$548,910					
81		adjusted basis		\$338,272	(initial price plus closing costs less total annual cost recovery)				
82		taxable gain on sale		\$210,638					
83									
84		capital gains tax							
85		cost recovery	25%	\$21,127	(tax on gain from cost recovery)				
86		non-cost recovery	15%	\$18,919	(tax on remainder of gain)				
87		total tax due from sale		\$40,047					
88									
89		after tax proceeds							
90		net sales price		\$548,910					
91		mortgage balance		\$263,066					
92		taxes due		\$40,047	_				
93		net after tax proceeds		\$245,797					
94	_								
95	Investment Pe	erformance Summary							
96		cash flow after taxes	0.700/	\$1,364					
97		net accumulation	0.72%	00 757	(after tax reinvestment rate)				
98		amount accumulated		\$9,757					
99				COLL 22					
100		wealth position		\$255,554	(net after tax proceeds plus accumulated cash flow)				
101		viold factor		2.20					
102 103		yield factor		2.29	(ending wealth position divided by initial investment)				
100					7				
101		affar tax are unlyited		12.57%					
104		<u>after</u> tax annual yield							